

PRIME TOWN CENTRE RETAIL UNIT

**33 King Street**

Theftord, IP24 2AN

Prominent town centre retail unit with return frontage

1,951 sq ft
(181.25 sq m)

- Ground floor sales area of 1,398 sq ft
- Ancillary basement areas of 553 sq ft
- Prime town centre location on King Street
- Return frontage to Riverside Walk
- Nearby occupiers include Lloyds, Savers, CEX & Specsavers

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Summary

Available Size	1,951 sq ft
Rent	£20,000 per annum
Business Rates	Rates to be re-assessed.
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs. Tenant to provide an undertaking for abortive legal costs.
Estate Charge	N/A
EPC Rating	D (93)

Location

The property is prominently positioned on King Street in the heart of Thetford town centre. King Street is the towns primary retail area and nearby occupiers include Lloyds bank, Savers, Specsavers, CEX and Merkur Slots as well as a number of independent retailers.

Description

The property comprises a ground floor retail unit with prominent frontage to King Street and return frontage to Riverside Walk. The ground floor provides an open plan sales area with ancillary storage and facilities in the basement. Rear access is provided from a shared service corridor with access to Riverside Walk & Nickerson Yard.

Accommodation

The accommodation comprises the following areas:

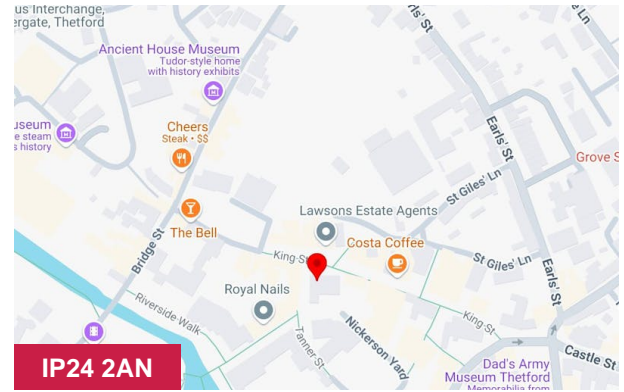
Name	sq ft	sq m	Availability
Ground - Sales	1,398	129.88	Available
Basement - Ancillary	553	51.38	Available
Total	1,951	181.26	

Terms

Available on a new effectively FR&I lease on terms to be agreed.

Viewings

With the sole agents Hazells - 01284 702626.



Viewing & Further Information



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