

To Let: Retail/Office Premises

Durrants

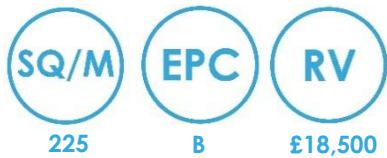
Commercial



6 Market Place, Harleston, Norfolk, IP20 9AD

Guide Rent: £20,000 per annum





LOCATION

Harleston today is a thriving market town steeped in history with an active community spirit. The town having a population of around 5,000 and is an attractive centre serving a wide hinterland of villages in South Norfolk and North Suffolk. Locally there are a good range of services and many independent shops, cafes, pubs and restaurants. There is in addition a medical centre, dentist, veterinary surgeries and schooling up to GCSE level. The town benefits from free car parking on two sites centrally located.



DESCRIPTION

The property comprises the former bank building, with ground floor accommodation extending in all to about 225 sqm. It has good frontage and a very prominent position to the Market Place. Main banking hall with high ceilings and a sense of presence. The old strongrooms remain as a feature and a nod to the past history of the property. Separate rooms, toilets and staff room are to the rear.

CAR PARKING. Subject to negotiation up to 4 Parking spaces available at the rear on discussion with maintenance costs on proportionate usage basis.

PLANNING. The property was last used as a bank and has Class E use class.



ACCOMMODATION

	Net Internal Area	
	Sq. m	Sq. ft.
Main banking hall	110	1184
Rear offices/rooms, WC's & kitchenette	115	1237
Total	225	2421



SERVICES

Mains gas, water, electricity and drainage connected.

(Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)



LEASE TERMS

- Term: 6 years
- Commencing Rent: £20,000 per annum. Three yearly upwards only rent review.
- Deposit: Three month's rent to be held by the landlord throughout the term.
- Repairs: Fully repairing and insuring lease.
- Insurance: Landlord insures and tenant repays premium.
- Outgoings: Tenant to be responsible for all outgoings including business rates, service charges and utility charges.
- Landlord & Tenant Act: Outside the Act.
- Legal Costs: Each party to bear their own costs in relation to the transaction.
- VAT: VAT is not applicable to the annual rent.



LOCAL AUTHORITY

South Norfolk Council, The Horizon Centre, Peachman Way, Broadland Business Park, Norwich, NR7 0WF. 01508 533633.



DIRECTIONS

From our Harleston office turn left on foot and proceed down The Thoroughfare until you meet the Market Place where the property will be found on your right.



VIEWING

Strictly by arrangement with the agents Commercial Office. Online viewing is available on Rightmove.



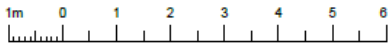
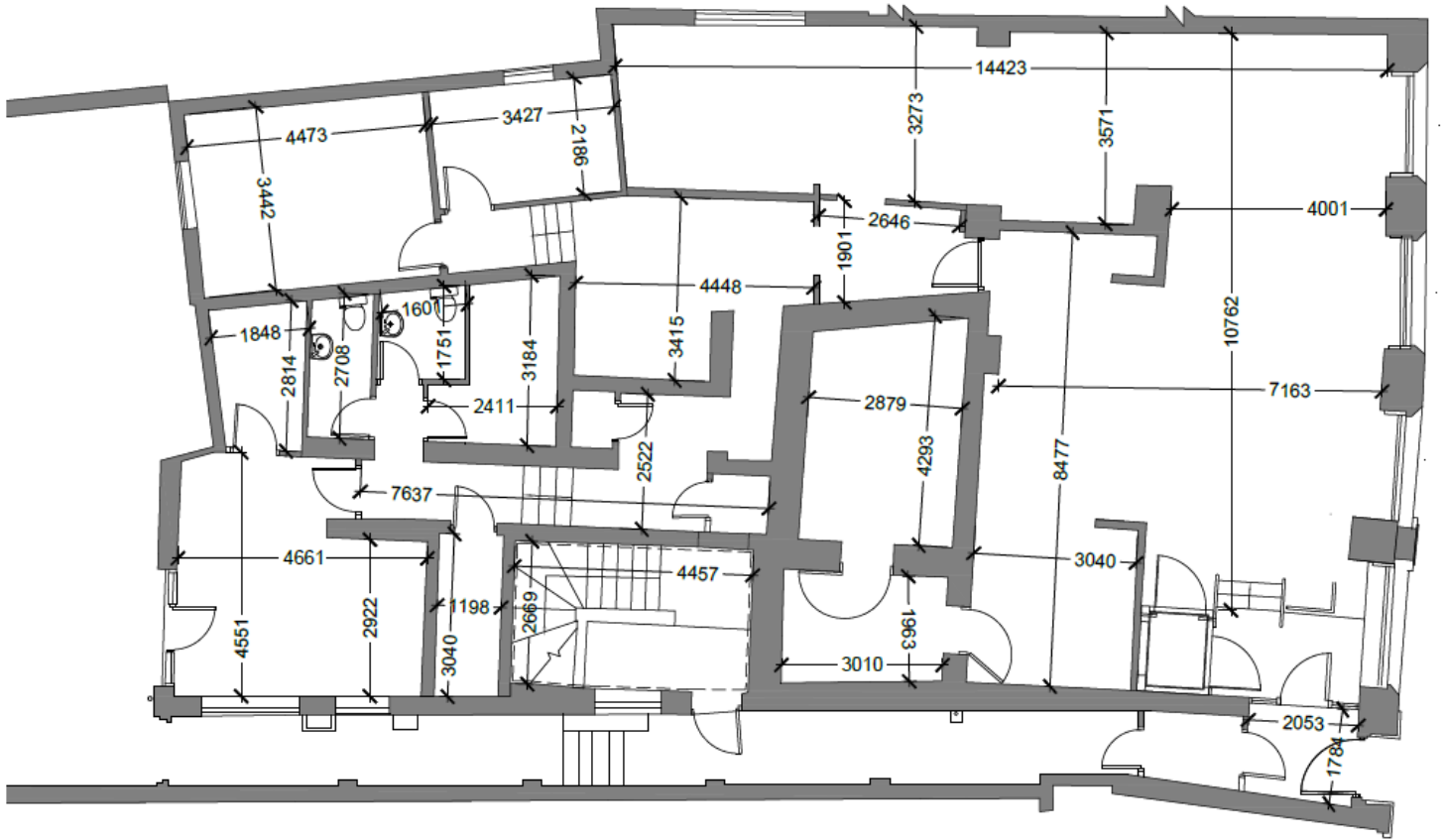
CONTACT US

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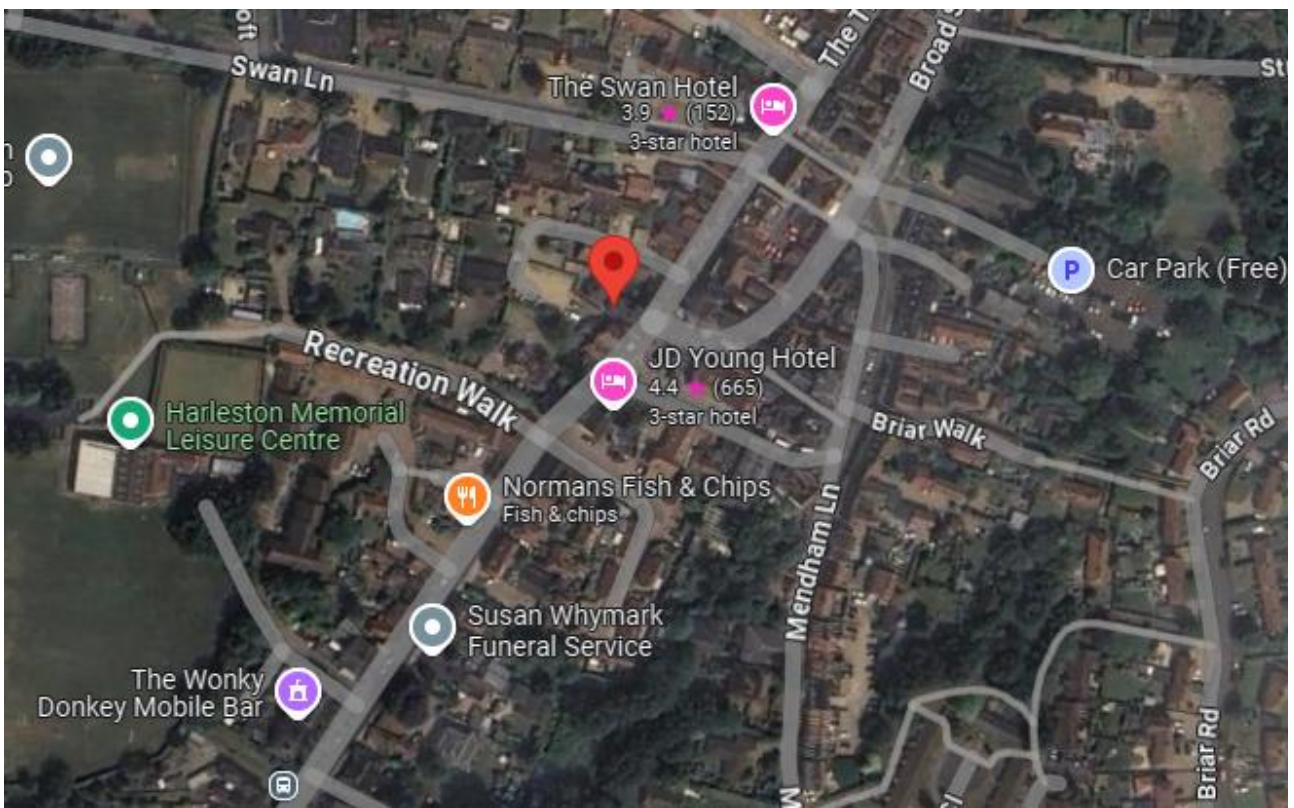
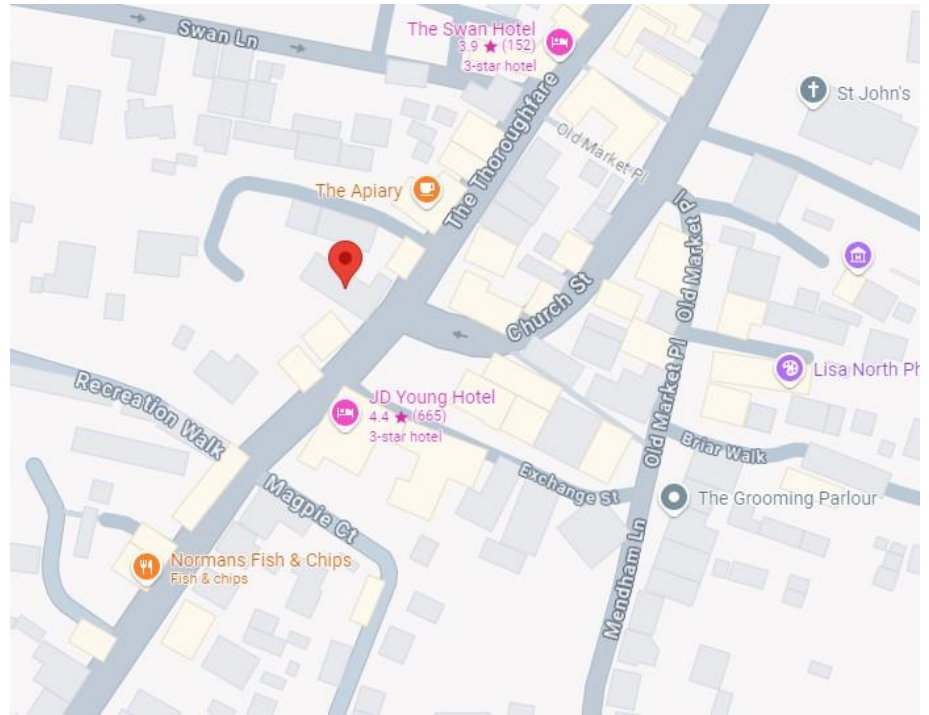
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Floor plan



Location Plan



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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