Town Centre Retail Unit - To Let

10 King Street, Thetford, Norfolk, IP24 2AP

Merrifields

Size: 1,815 Sq Ft

- Located on Thetford's prime retail street
- Adjacent to national retailers
- Available on a new lease
- Open plan retail space
- Loading Bay - Rear Entrance

01284 700 700

info@merrifields.co.uk

www.merrifields.co.uk

Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RH

Description

The property is located in the prime retail area of Thetford Town Centre on King Street. Neighbouring occupiers include Subway, Costa, Greggs, TG Jones and Superdrug.

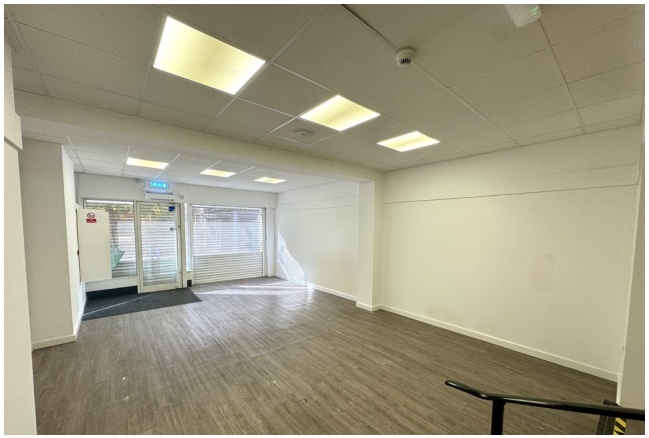
The shop can be accessed at both the front off King Street and rear of the property via the Earls Street public car park. The accommodation includes open plan retail/business space immediately off the King Street entrance and rear stock/ancillary areas to the rear of shop. It also includes Claudgen Aircon/ heating and a WC at the rear.

The specification includes a fully glazed shopfront, suspended ceiling, inset lighting and laminate flooring. There is small delivery access bay at the rear of the property and space for parking 1 vehicle.

Accommodation

The property has been measured to produce the following approximate NIA(s):

Total	168.61 Sq M	1,815 Sq Ft



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Availability
The property is available TO LET from April 2026.

Rent
£25,000 per annum exclusive.

VAT
Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Business Rates
The rateable value is £23,000 from April 2026.

Service Charge
The tenant will be responsible for a fair and reasonable proportion of the service charge.

Costs
Each party will bear their own legal costs but the ingoing tenant will pay any abortive costs incurred by the landlord.

Use & Planning
The premises have most recently been used as a retail shop. The premises would be suitable for various retail and business services uses within Class E of the use classes order. It was previously granted A1 use which now falls into the E Class, via planning application number: 3PL/2019/0174/F

EPC
The EPC rating is D (95).

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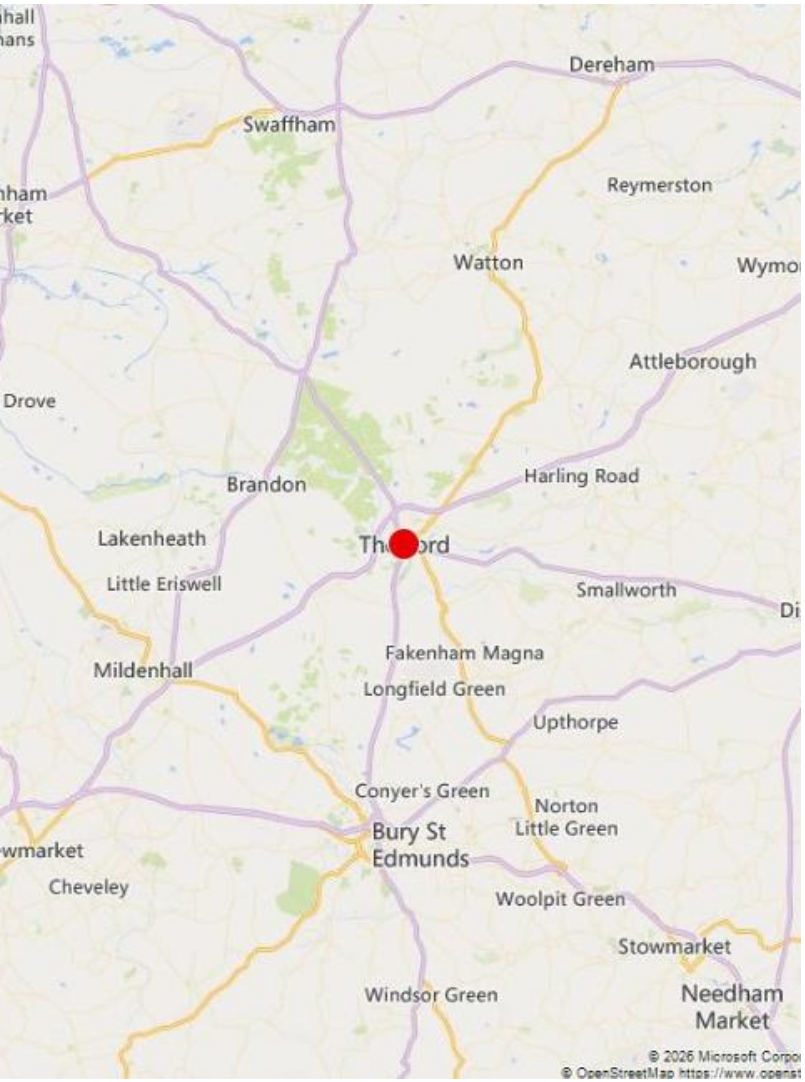

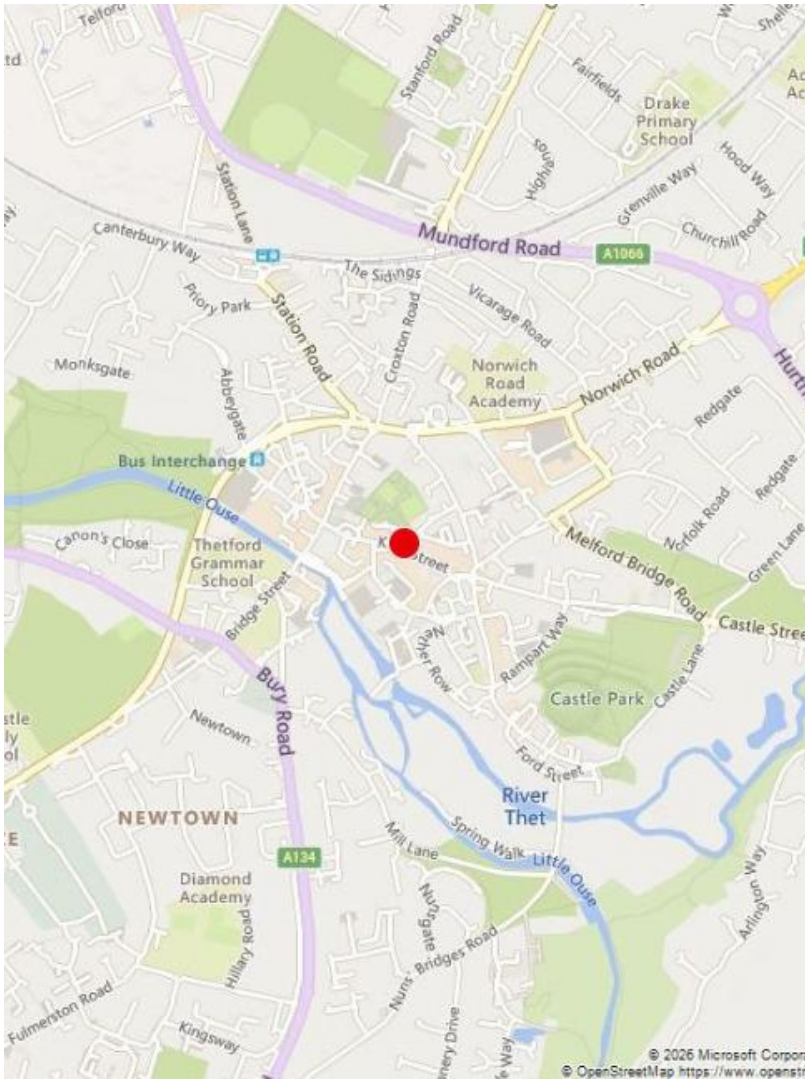

Viewing & Further Information

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REF: A000888 / 22.10.26

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