

Town Centre Business Space - TO LET

First & Second Floor 1 Minstergate, Thetford, Norfolk, IP24 1BN

Merrifields



Size: 496 - 1,090 Sq Ft

Available in part or as a whole

Centrally located close to the bus station


Suitable for office, professional services and clinic uses (STPP)


Two allocated parking spaces

Available immediately on flexible lease terms to be agreed



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Merrifields Chartered Surveyors
63 Churchgate Street
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Description

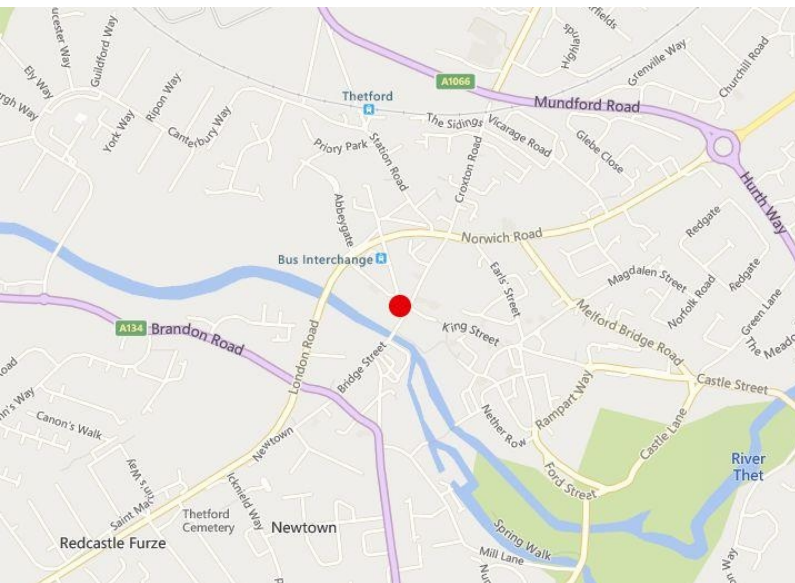
The property is prominently located at the junction of Bridge Street and Minstergate on the edge of the town centre and associated amenities as well as benefiting from on-site car parking spaces. The spaces include kitchenette and WC facilities on each floor. The specification also includes perimeter trunking, carpeting and CAT II lighting.

The property is suitable for a wide range of uses including offices and the floors can be made available together or floor by floor.

Accommodation

The property has been measured to produce the following approximate Net Internal Areas:

First Floor	496 Sq Ft	46.08 Sq M
Second Floor	594 Sq Ft	55.18 Sq M
Total	496 - 1,090 Sq Ft	46.08 - 101.26 Sq M



Availability

The property is available TO LET immediately on terms to be agreed.

Rent

£6,000 - £11,000 per annum exc.

VAT

The premises are not opted for VAT.

Business Rates

The rateable value is £5,200 & £5,400 (April 2023). Small business rate relief may be available.

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 property has been most recently used as an office and tattoo studio within an E and Sui Generis use. Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC

The EPC rating is D (86).

Viewing & Further Information

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