

Lock up Shop - TO LET

Shop 1 Pal House 2 Market Place, Thetford, IP24 2AH

Merrifields



Size: 150 Sq Ft

Located in the town centre

Good display window

Approximate NIA of 150 sq ft

Suitable for retail and professional services uses

Available TO LET on terms to be agreed

01284 700 700

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

Description

The small lock up shop is in a prominent location in the town centre overlooking the Market Square and adjoining the Post Office.

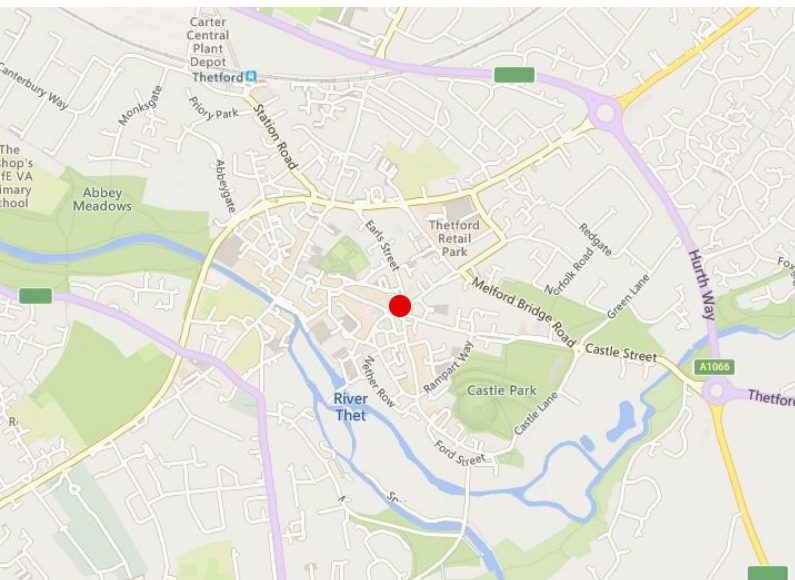
The space is approximately 150 sq ft (13.93 sq m) and benefits from a good display window and electric heating. The demise has shared use of a WC facility.

The property is suitable for retail and professional service uses under an E use class.

Accommodation

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

Total	150 Sq Ft	13.93 Sq M
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Availability

The property is available TO LET from June 2025 on terms to be agreed.

Rent

£4,000 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £2,375 (2023).
Small business rates 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 incoming tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The premises are suitable for a variety of commercial, business and service uses within class E of the use classes order including retail and professional services use.

EPC

The EPC rating is D (82).

Viewing & Further Information

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REF: A000775 / 03.03.25

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