

Cafe / Retail Unit - To Let

Thetford Innovation Centre Croxton Road, Thetford, Norfolk, IP24 1JD

Merrifields



Size: 1,551 Sq Ft

Former cafe on active leisure/sports destination

Automatic doors with covered entrance

Unit to be taken as is with existing fittings

1 mile of the A11 and 0.5 from train station

Available To Let immediately on terms to be agreed



01284 700 700



info@merrifields.co.uk



www.merrifields.co.uk

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

Description

Located on the ground floor of the Thetford Innovation Centre just off Mundford Road the property is approx. 1 mile off the A11 and a 0.5 mile walk from Thetford train station. The cafe entrance is opposite the NHS Thetford Healthy Living Centre and the Breckland Leisure Centre and Waterworld is also on the estate.

The unit is located to the rear of the Thetford Innovation Centre. There is a covered walkway with concrete patio floor from the car park to the unit which has its owned covered archway over the main entrance. The unit can be accessed by one of three automatic doors which open out onto a grass bank shaded by trees.

The unit benefits from double glazing throughout, blinds set within the windows, laminate flooring, suspended lighting, male, female & disabled WCs, canteen style counter and a separate preparation room/wash room.

Accommodation

The property has been measured to produce the following approximate NIAs:

Total	144.09 Sq M	1,551 Sq Ft
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Availability

The unit is available TO LET immediately on terms to be agreed

Rent

£20,000 per annum.

VAT

The premises are opted for VAT.

Business Rates

The rates are to be reassessed following a request for the areas to be subdivided on the ground floor. The cafe was previously rated as part of the ground floor listing with a rateable value of £18,697 (2023).

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.

Use & Planning

The property was most recently used as a cafe. The premises are suitable for a variety of commercial uses within class E of the use classes order including cafe and retail use. Reference Number is 3PL/2005/0223/F for details on the application.

EPC

The EPC rating is E (101).



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Viewing & Further Information

Max Ellis

01284 700700

max@merrifields.co.uk

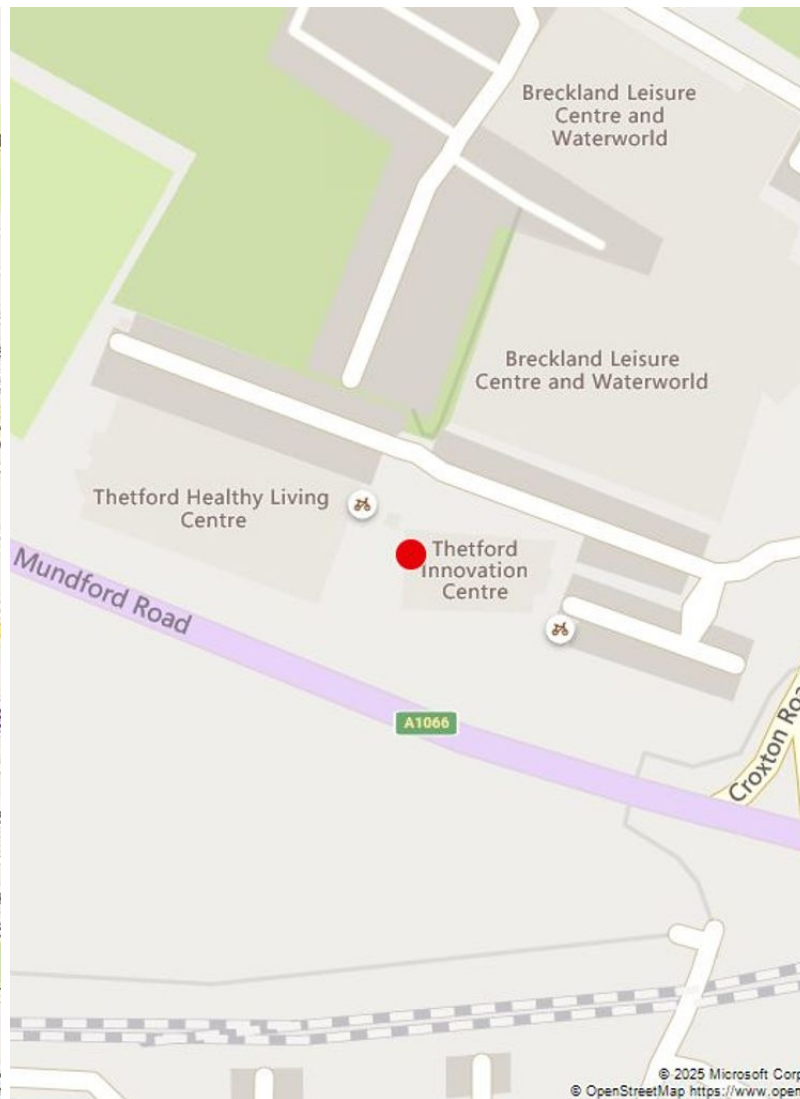
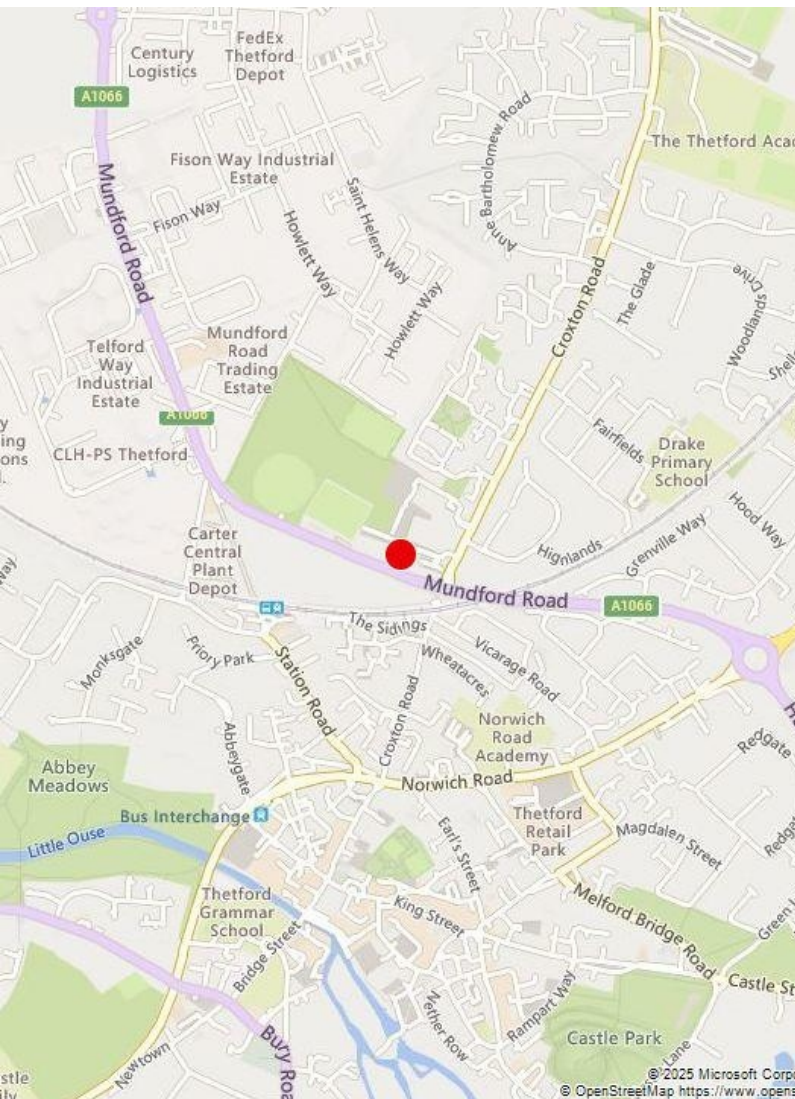
Mark Kohler

01284 700700

mark@merrifields.co.uk

REF: A000823 / 26.06.25

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