

Town Centre Shop - To Let

3-5 High Street, Brandon, Suffolk, IP27 0AQ

Merrifields



Size: 1,024 Sq Ft

Located on High Street in Brandon

Adjacent to retail, leisure, and service providers

Excellent glazed shop front

Open plan retailing space

Available To Let on terms to be agreed

Description

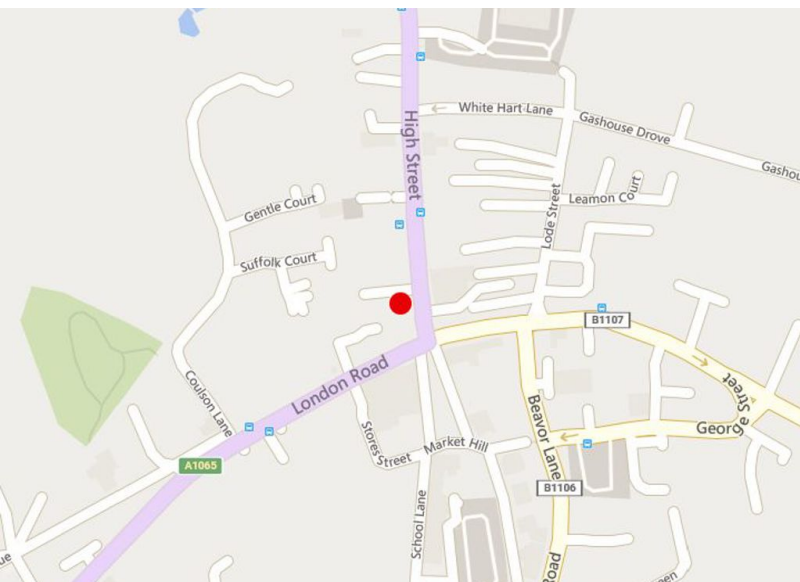
The shop is located on High Street in Brandon, towards the London Road T junction end of the street. Brandon is 4.5 miles from the A11 and only a short distance from Center Parcs, High Lodge and Elveden Forest. The High Street has very low vacancy rates with a mix of national, regional and local occupiers. Other occupiers nearby include; Domino's Pizza, William H Brown, Boots, Brandon Butchers, Chilterns and Aldi.

The open plan ground floor retail unit is accessed via the front door from High Street. The unit benefits from staff toilet, kitchen, store room to the rear and double glazed window shop front. There are two car parking spaces to the rear of the unit.

Accommodation

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

Total	1,024 Sq Ft	95.13 Sq M
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Availability

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

Rent

£17,500 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 £11,750. 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.

Use & Planning

Planning permission was granted for a betting shop under Class A2 (now within Class E) in 2006, the planning number is F/2006/0012/COU. The property would suit a variety of uses including retail, office and professional services.

EPC

The EPC rating is D (90).

Merrifields

Viewing & Further Information

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