

New Retail Units - To Let

Shops 1 & 2 Kingsfleet Retail Hub Norwich Road Kilverstone, Thetford, Norfolk, IP24 2FL

Merrifields



Size: 635 - 1,675 Sq Ft

Located adjacent to Norwich Road

Finished to a shell spec ready for tenant fitout

The units can be let individually or together

Adjacent convenience store unit under offer

Available TO LET on terms to be agreed



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Merrifields Chartered Surveyors
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Description

The Kingsfleet Retail Hub is on Norwich Road (A1075) to the north east of the Thetford town centre and one mile from the A11. Three new retail units were built just off Victory Way at the start of the new Hopkins Homes development. There is a car park specifically for the retail units with ample parking and 4 accessible parking spaces.

There are two new units available to let, individually or together, and would be suitable for a variety of retail and commercial uses. The adjacent convenience store unit is currently under offer to a regional operator.

The units have been finished to a shell specification with capped services ready for a tenant fit-out.

Accommodation

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

Shop 1	58.99 Sq M	635 Sq Ft
Shop 2	96.62 Sq M	1,040 Sq Ft
Total	58.99 - 155.61 Sq M	635 - 1,675 Sq Ft



Availability

The units are available TO LET individually or as a whole immediately on terms to be agreed.

Rent

Shop 1: £11,000 per annum exclusive.
Shop 2: £18,000 per annum exclusive.
As a whole: £27,500 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The property is to be assessed.

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

EPC

The EPC rating is to be confirmed



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Viewing & Further Information

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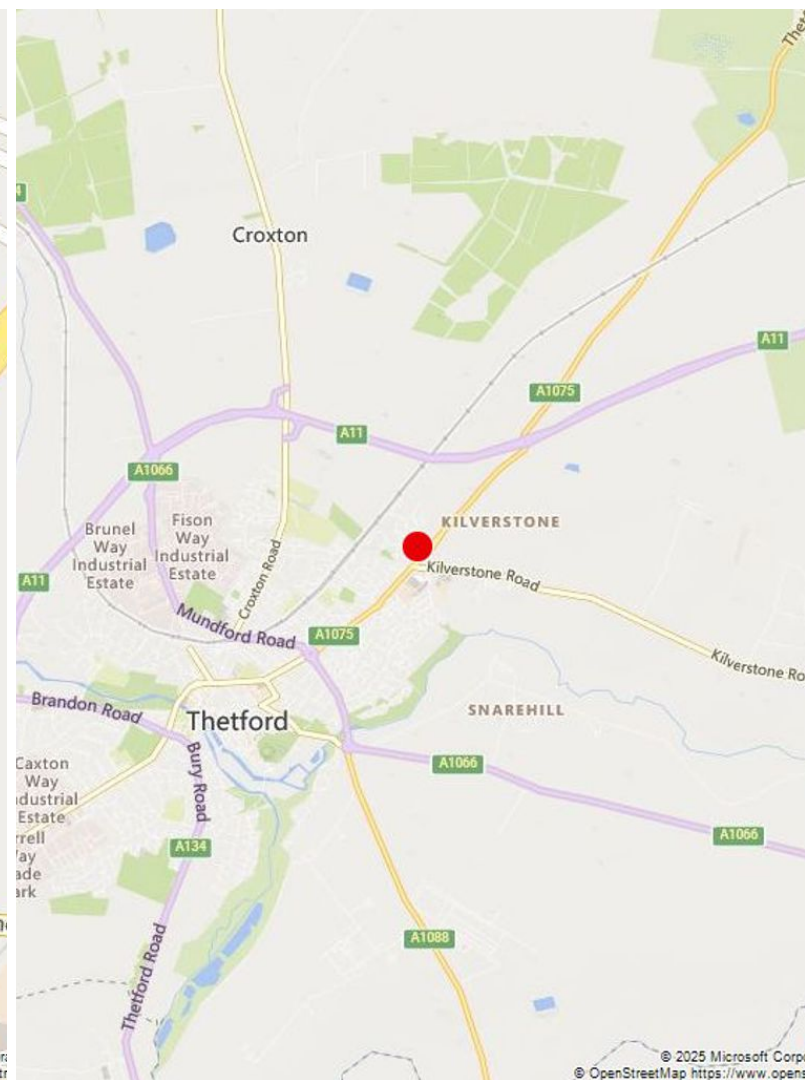
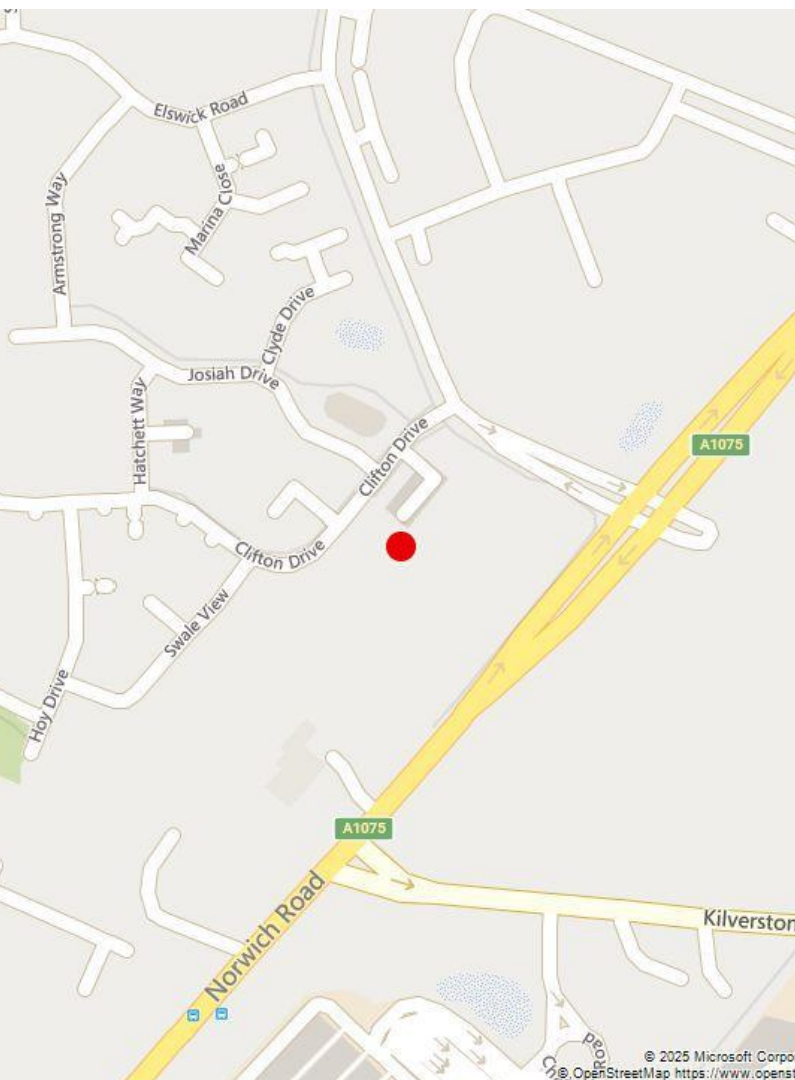
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