

Retail Unit - To Let

19a Station Road, Thetford, Norfolk, IP24 1AW

Merrifields



Size: 541 Sq Ft

Located between town centre and train station

Glazed frontage with partition room

Rear service yard and parking

Suitable for retail and services STTP

Available immediately on terms to be agreed



Description

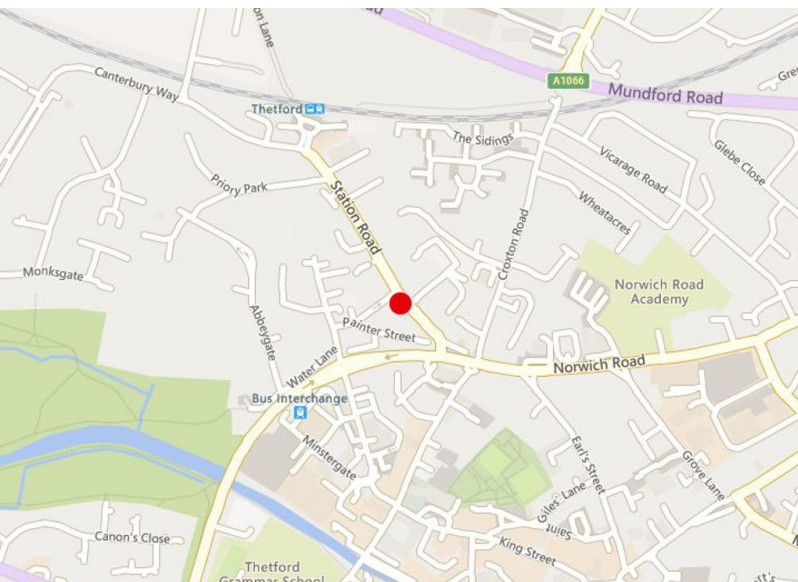
The property is located to the north of Thetford town centre between London Road and Thetford railway station which is 0.2 miles away. The properties main access is via Station Road, the unit is mostly open plan with a small partition room to the right of the front door with kitchenette and WC to the rear.

This former hairdressing salon is well suited to a variety of Class E uses. The property benefits from glazed frontage, front and rear access, salon chairs with plumbing, rear yard, parking, air conditioning, 3 phase power connectivity, partitioned room, kitchenette and WC.

Accommodation

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

Total	541 Sq Ft	50.26 Sq M
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Availability

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

Rent

£9,500 per annum.

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 £8,900 (2023).

The future rateable value from 1st April 2026 is £9,500. Small business rates relief may be available.

Service Charge

None.

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 premises have most recently been used as a Hairdressers. The premises would be suitable for various retail and business services uses within Class E of the use classes order.

EPC

The EPC rating is C (62).

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Viewing & Further Information

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