

Town Centre Shop - TO LET

Shop 2 Pal House, Thetford, IP24 2AH

Merrifields



Size: 431 Sq Ft

Located in Thetford town centre

Approximate NIA of 431 sq ft

Overlooking the market square

Suitable for retail and professional services uses in an E use class

Available TO LET on new lease terms to be agreed



Description

The shop is in a prominent location in the town centre overlooking the Market Square and adjoining the Post Office. The property is suitable for retail and professional service uses under an E use class.

The accommodation is split into two interconnecting rooms, a sales and office/store area, and shared use of a ground floor WC. The demise benefits from a sub metered water supply with drainage, strip lighting and LVT flooring.

Accommodation

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

Main Shop Floor	2.87 Sq M	30.92 Sq Ft
Office/ Storage	95.8 Sq Ft	8.9 Sq M
Total	40.04 Sq M	431 Sq Ft



Availability

The property is available TO LET on new lease terms to be agreed and subject to the surrender of an existing lease.

Rent

£8,000 per annum exclusive.

VAT

The property is opted for VAT.

Business Rates

The rateable value is £7,500 (2023)

Small Business Rate 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 ingoing tenant will pay any abortive costs incurred by the landlord.

Use & Planning

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

EPC

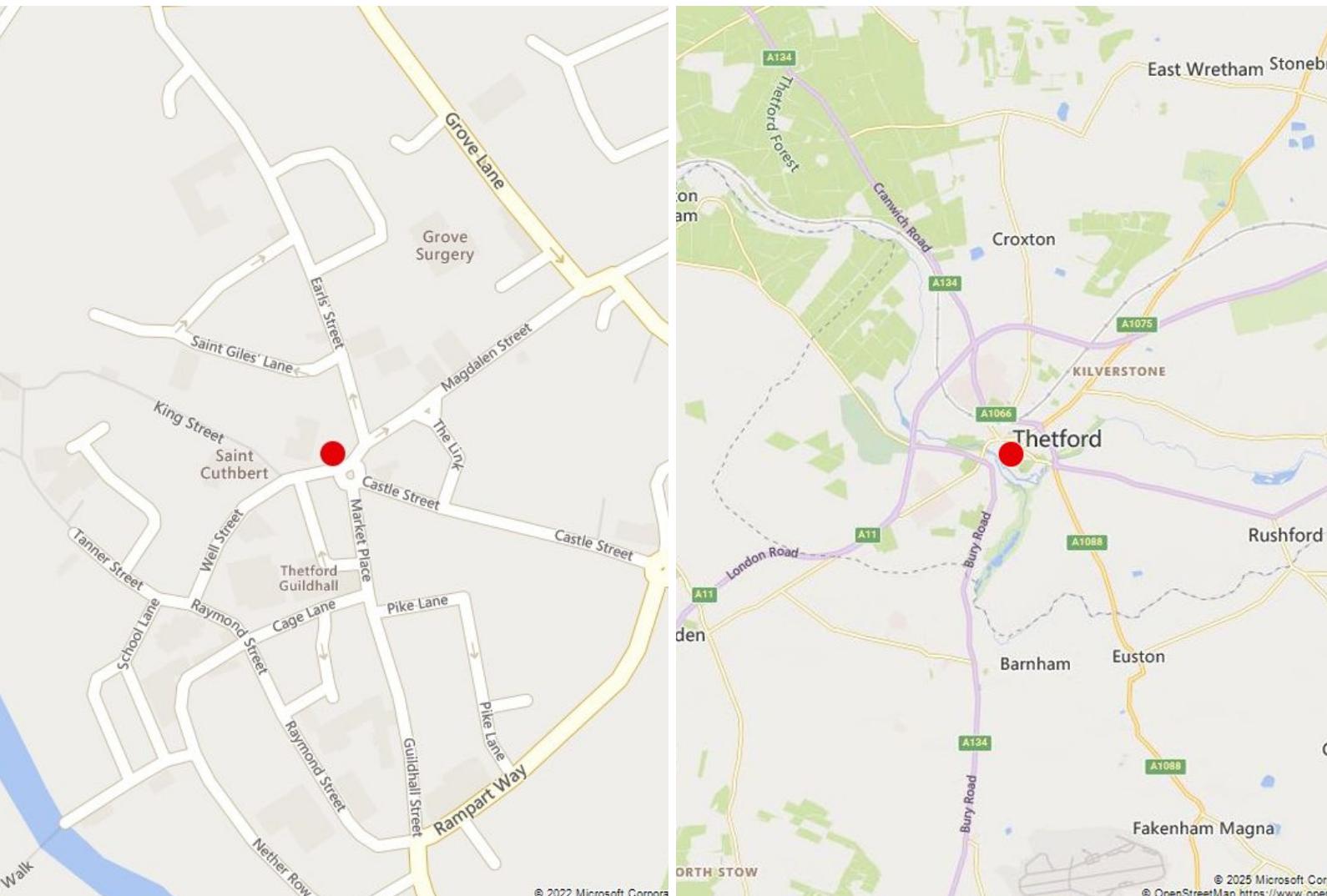
The EPC rating is C (66).



Town Centre Shop - TO LET

Shop 2 Pal House, Thetford, IP24 2AH

Merrifields



Viewing & Further Information

Jack Hastings

jack@merrifields.co.uk

Anaya John-Baptiste

01284 700700

anaya@merrifields.co.uk

REF: A000776 / 23.12.25

Merrifields for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Merrifields has any authority to make or give any representation or warranty whatsoever in relation to this property.