

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

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 www.merrifields.co.uk

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

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).



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Viewing & Further Information

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REF: A000776 / 23.12.25

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