

## Town Centre Business Unit - To Let

Unit No. 2 Tanner Street, Thetford, Norfolk, IP24 2BQ

# Merrifields



Size: 910 Sq Ft

Located a 2 minute walk from the market square


Naturally lighted retail frontage


Available immediately on a new lease

Small Business Rate Relief may be available

Two free car parks either side of the building

 01284 700 700

 [info@merrifields.co.uk](mailto:info@merrifields.co.uk)

 [www.merrifields.co.uk](http://www.merrifields.co.uk)

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

## Description

Tanner Court is located on Tanner Street opposite the Public Library between two free public car parks on the edge of Thetford town centre. The unit is next door to the pharmacy and is a 2 minute walk from the market place which operates on Tuesdays and Saturdays.

The unit benefits from a naturally lighted shop front area which is visible from across the street and accessible straight from Tanner Street.

The first section of the unit slightly risen by a single step which benefits from a higher ceiling, three stand lights and ceiling to floor glass frontage looking out to the library and pharmacy. The second section includes a countertop, suspended ceiling with inset lighting, while the third benefits from a kitchen area with three sinks, an extractor and preparation area. The unit further includes WC, storage cupboard and radiators throughout.

## Accommodation

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

Total	84.54 Sq M	910 Sq Ft
-------	------------	-----------



## Availability

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

---

## Rent

£10,500 per annum exclusive.

---

## VAT

Option to tax to be confirmed, all prices, premiums and rents etc.

---

## Business Rates

The rateable value is £9,100  
Small business rates relief may be available.

---

## Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge.

---

## Use & Planning

The property has most recently been used as a cafe. The premises was granted B1 use under the previously known use classes  
Reference Number: 3PN/2016/0046/UC. Occupiers should make their own enquiries to the local authority regarding their proposed use.

---

## EPC

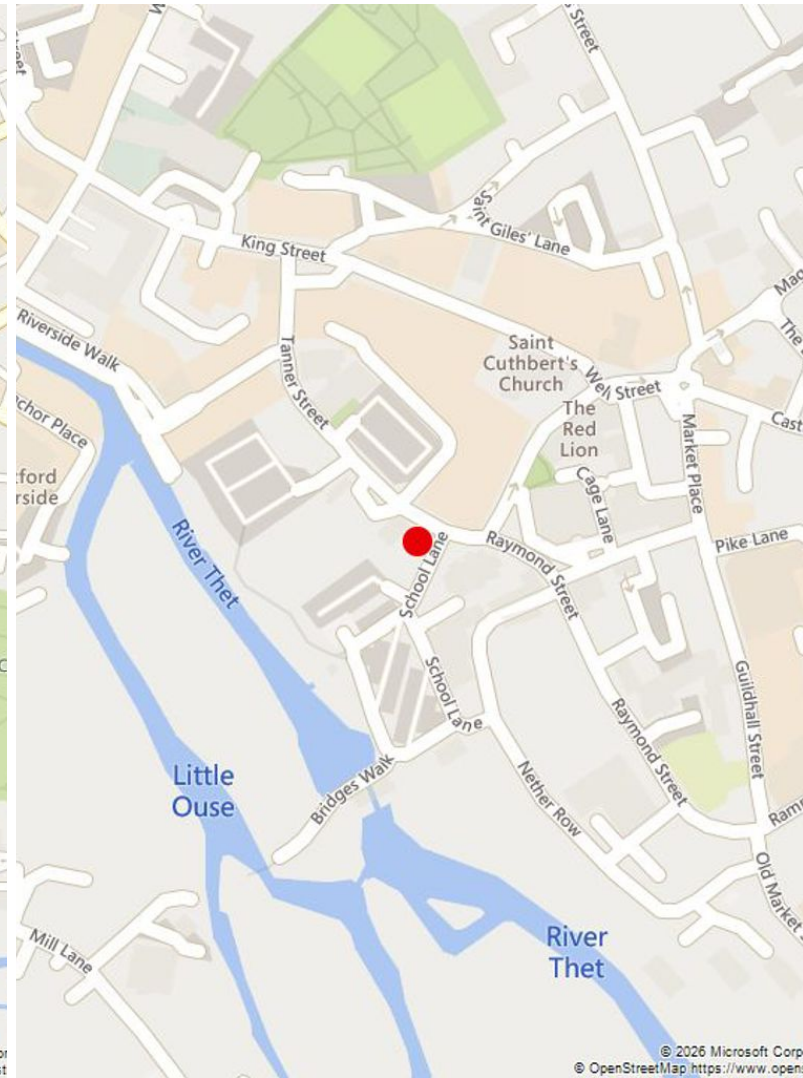
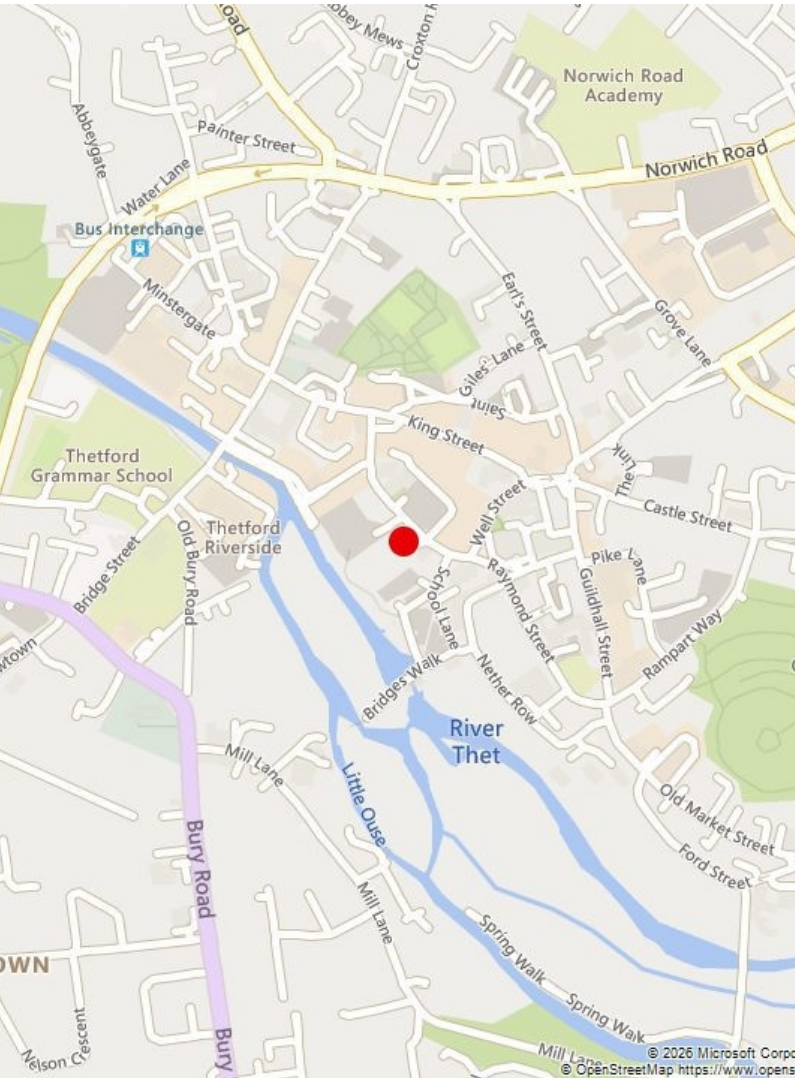
The EPC rating & score is C valid until 2034.



# Town Centre Business Unit - To Let

Unit No. 2 Tanner Street, Thetford, Norfolk, IP24 2BQ

# Merrifields



## Viewing & Further Information

**Jack Hastings**

01284 700700

jack@merrifields.co.uk

**Anaya John-Baptiste**


01284 700700


anaya@merrifields.co.uk

REF: A000909 / 28.04.26

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.

 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

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