

RETAIL

Substantial Town Centre Retail Premises To Let in Part or as a Whole



Unit 4 Taylor Square, Newgate, Beccles, Suffolk NR34 9AT

- Approx 157.93-461.25 sq m (1,700-4,965 sq ft)
- Ground floor retail premises, previously trading as Iceland Foods Ltd
- Could be sub-divided into 3 separate units
- Main road frontage
- Prominent town centre location opposite Tesco Superstore & car park, Costa Coffee, and New Look, and 450m from Beccles rail station
- To Let on flexible lease terms, in part or as a whole with incentives, at a rent of £40,000 per annum exclusive for the whole property
- Individual units, rent upon application



Location

Beccles is a thriving affluent market town and tourist location located in North Suffolk, 19 miles south-east of Norwich and 33 miles north-east of Ipswich. The town is located at the junction of the A146 and A145, just to the south-east of the A143. Beccles rail station is within 450m of the property and provides direct trains to Ipswich (fastest journey time 1hr 8mins) and Lowestoft (fastest journey time 18mins).

Beccles is a town with an active community spirit, steeped in history. The picturesque town is situated in the heart of the Waveney Valley and boasts a large and diverse range of shops amongst the narrow streets and fine Georgian buildings. Although a bustling town, Beccles keeps its 'olde worlde' charm with its small, unique shops and river frontage onto the Waveney.

Situation

The property is prominently situated in the town centre on Newgate, at its junction with Manor House Lane and opposite the popular Tesco Superstore and car park. Manor House Lane provides pedestrian access between Smallgate and Tesco. Occupiers close by include Tesco & Costa Coffee opposite, New Look and a range of independent retailers.

Description

The property comprises a substantial ground floor retail premises which was previously trading as Iceland Foods Ltd. The property benefits from a main road frontage and can be split into 3 units of 1,700 sq ft each.

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

Business Rates

To be reassessed. All interested parties should contact East Suffolk Council on 0333 016 2000.

Terms & Tenure

The premises are available to let in part or as a whole on new flexible lease terms, for a term of years to be agreed, with incentives, at a rent of £40,000 per annum exclusive for the whole property. Individual units, rent upon application.

VAT

Is applicable.

Services & Service Charge

We understand that mains electricity and water are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition including IT and telecommunications links. Service charge to be confirmed.

Accommodation

Total GF Area	461.25 sq m	4,965 sq ft
Can be split into 3 units	157.93 sq m each	1,700 sq ft each

Planning

Use Class E. The property may lend itself to a variety of alternative uses and redevelopment, subject to planning. All interested parties should contact East Suffolk Council on 01394 4448323.

Energy Performance Certificate

A full copy of the EPC is available upon request, reference 9867-0402-3932-3803-7952, rating D98.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



**Suite C, Orwell House,
The Strand, Wherstead,
Ipswich IP2 8NJ**

01473 211933

vanessa@penncommercial.co.uk
penncommercial.co.uk