Office/Business Space - TO LET

28 Bridge Street, Thetford, Norfolk, IP24 3AG

Merrifields





Located on the edge of Thetford town centre

Approximate NIA of 152 sq ft

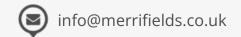
Allocated car parking space

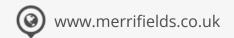
Suitable for office and professional services uses

Available TO LET on terms to be agreed









Description

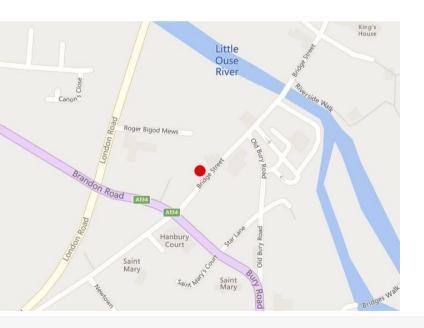
Bridge Street is located off the Bury Road on the edge of Thetford town centre with good access to the railway station and A11.

The office/business space of 152 sq ft is available on the ground floor and benefits from gas radiator heating, lino flooring and LED lighting. There is use of a shared kitchen and cloakroom in addition to an allocated parking space.

Accommodation

The property has been measured to produce the following approximate Net Internal Areas:

Total	152 Sg Ft	14.12 Sq M
lotai	132 39 10	1 T. 1 Z JQ IVI



Availability

The property is available TO LET from March 2025 on terms to be agreed.

Rent

£3,000 per annum exclusive.

VAT

The property is opted for VAT.

Business Rates

The rateable value is £2,550 (2023). Small business rates 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 premises are suitable for a variety of commercial, business and service uses within class E of the use classes order including retail and professional services.

EPC

The EPC rating is D (91)

Merrifields

Viewing & Further Information

Mark Kohler

01284 700700 mark@merrifields.co.uk

RFF: A0750 / 10.01.25

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.



