

Office/Business Space - TO LET

28 Bridge Street, Thetford, Norfolk, IP24 3AG

Merrifields



Size: 152 Sq Ft

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

 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

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

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 Sq Ft	14.12 Sq M
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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)

Viewing & Further Information

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