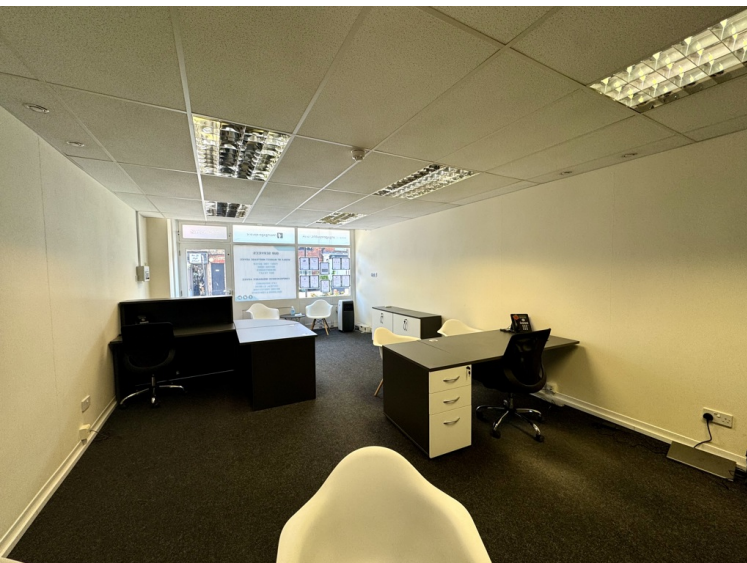


Town Centre Unit - TO LET

23 High Street, Brandon, Suffolk, IP27 0AQ

Merrifields



Size: 578 Sq Ft

Located on Brandon high street

Self contained unit

Attractive glazed frontage

Suitable for retail and services STTP

TO LET subject to surrender of existing lease

 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

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

Description

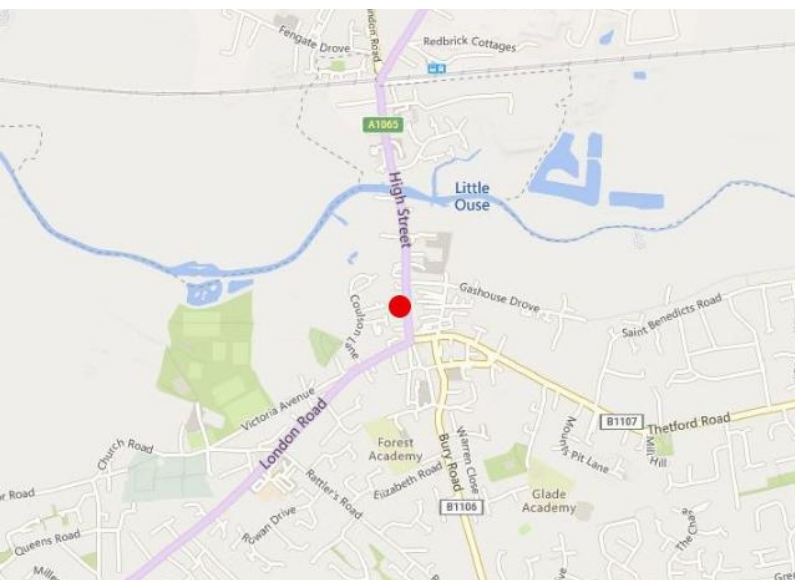
The property is situated in Brandon, a market town located on the Suffolk/Norfolk border. Brandon benefits from direct access to the A1065, which connects to the A11 approximately 6 miles to the south, providing onward links to Bury St Edmunds, Cambridge and Norwich.

The ground floor unit provides an open plan space with two small offices to the rear a kitchen and two WCs. The specification of the property comprises carpets, suspended ceiling with inset lighting and a glazed frontage. To the rear, the property offers one car parking space and pedestrian access over the rear garden.

Accommodation

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

Total	578 Sq Ft	53.7 Sq M
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Availability

The property is available TO LET subject to surrender of existing lease.

Rent

£800 per calendar month.

VAT

The property is not opted for VAT.

Business Rates

The rateable value is £6,100 (2026).

Service Charge

The tenant will be responsible for a monthly management charge of £100.

Costs

Each party will bear their own legal costs.

Use & Planning

The premises has planning permission for an estate agent under planning number: F/2012/0132/COU The property may be suitable for alternative uses within an E Use class STPP

EPC

The EPC rating is to be confirmed.

Viewing & Further Information

Anaya John-Baptiste

01284 700700

anaya@merrifields.co.uk

Jack Hastings

01284 700700

jack@merrifields.co.uk

REF: A000935 / 20.07.26

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