## Town Centre Office - TO LET

First & Second Floor, 1 Minstergate, Thetford, Norfolk, IP24 1BN

# Merrifields



## Size: 496 - 1,090 Sq Ft

First and second floor business space

Net internal area from 496 sq ft

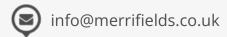
Centrally located close to the bus station

Two allocated parking spaces

Available immediately on a new lease on terms to be agreed









## Description

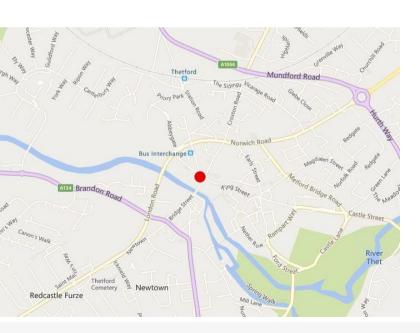
The offices are prominently located at the junction of Bridge Street and Minstergate situated close to the town centre and associated amenities as well as benefiting from on-site car parking spaces.

The office spaces include kitchenette and WC facilities. The specification also includes perimeter trunking, carpeting and CAT II lighting.

### Accommodation

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

First Floor	496 Sq Ft	46.08 Sq M
Second Floor	594 Sq Ft	55.18 Sq M
Total	496 - 1,090 Sq Ft	46.08 - 101.26 Sq M



## **Availability**

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

### Rent

£6,000 - £11,000 per annum exc.

#### VAT

The premises are not opted for VAT.

#### **Business Rates**

The rateable value is £5,200 & £5,400 (April 2023). Small business rate 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 property has been most recently used as an office and tattoo studio within an E and Sui Generis use. Interested parties should make their own enquiries to the local planning authority for their proposed use.

## **EPC**

The EPC rating is D (86).

## Merrifields

## Viewing & Further Information

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#### RFF: A0503 / 25.03.24

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