

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

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

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).

Viewing & Further Information

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