

Prime Shop - To Let or For Sale

8 King Street, Thetford, IP24 2AP

Merrifields



Size: 3,228 Sq Ft

Prime retailing position in Thetford Town Centre


3 Storey terraced retail premises


Traditional Shop front and rear storage

Suitable for retail or other Business Service uses
STPP

Available To Let or For Sale from August 2023

 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

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

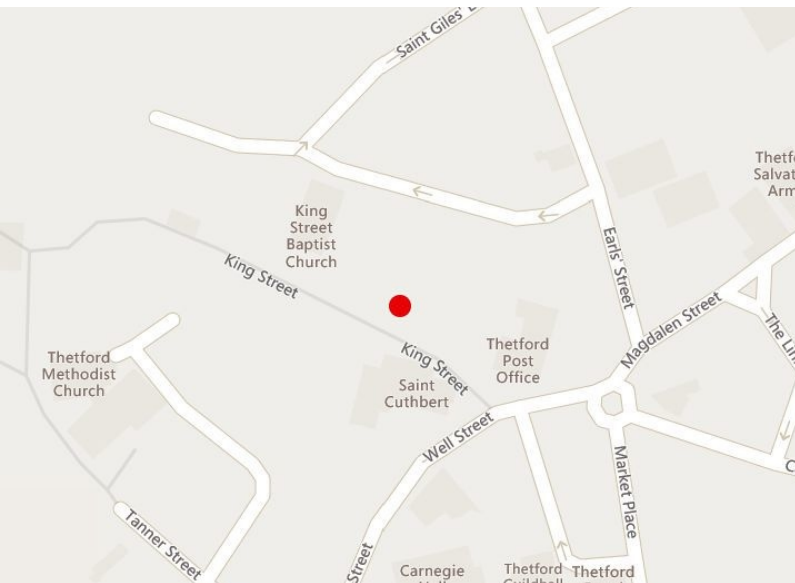
Description

3 storey terrace retail premises located on Kings Street the primary retailing Street in Thetford. The property benefits from a traditional shop front, good retailing position and a small rear loading / parking area.

Accommodation

The property has been measured to produce the following approximate dimensions and NIAs:

| | | |
|---------------------|-------------|-------------|
| Ground Floor Shop | 1,856 Sq Ft | 172.42 Sq M |
| First Floor Storage | 373 Sq Ft | 34.65 Sq M |
| First Floor | 522 Sq Ft | 48.49 Sq M |
| Second Floor | 427 Sq Ft | 39.67 Sq M |
| Basement | 156 Sq Ft | 14.49 Sq M |
| Total | 3,228 Sq Ft | 299.88 Sq M |



Availability

The property is available TO LET on terms to be agreed or For Sale freehold.

Rent

£20,000 per annum exclusive.

Price

Guide Price £225,000 exclusive.

VAT

The premises are not opted for VAT.

Business Rates

The rateable value is £18,000 (April 2023).

Service Charge

None.

Costs

Each party will bear their own legal costs.

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, professional services and cafe use.

EPC

EPC rating is E (118).

Viewing & Further Information

Rowan Mason

01284 700700

rowan@merrifields.co.uk

Mark Kohler

01284 700700

mark@merrifields.co.uk

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