

Town Centre Shop - TO LET

9A Market Hill, Brandon, Suffolk, IP27 0AA

Merrifields



Size: 640 Sq Ft

Located on a precinct shopping area


Adjacent to retail, leisure and service providers


Retailing space with ancillary areas and allocated parking

Suitable for uses within an E use class (STPP)

Available TO LET on terms to be agreed

 01284 700 700

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

Description

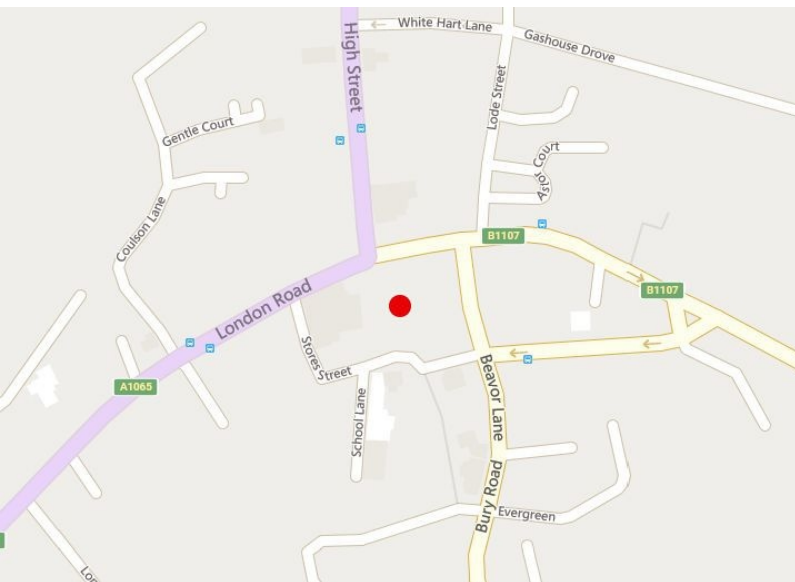
9A Market Hill is a self contained shop located in a pedestrianised precinct shopping area immediately south of Brandon high street. Neighbouring occupiers include an opticians, hairdressers, bookmakers and a public house.

The specification of the shop includes a full height shop front window, suspended ceiling with inset lighting, electric heating and w.c facilities.

Accommodation

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

Total	640 Sq Ft	59.46 Sq M
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Availability

The property is available TO LET from July 2023 on terms to be agreed.

Rent

£7,500 per annum exc.

VAT

Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Business Rates

The rateable value is £6,200 (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, professional services and cafe use.

EPC

The EPC rating is E (105).

Viewing & Further Information

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REF: A0612 / 13.03.23

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