

Retail Unit - To Let

47A High Street, Brandon, Suffolk, IP27 0AQ

Merrifields



Size: 298 Sq Ft

Located in Brandon town centre

Boutique unit with original features

Front and rear access

Suitable for retail and services STTP

The property is available immediately



01284 700 700



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www.merrifields.co.uk

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

Description

Located on High Street in Brandon which is 4.5 miles from the A11 and only a short distance from Center Parcs, High Lodge and Elveden Forest. The High Street has very low vacancy rates with a mix of national, regional and local occupiers. Other occupiers nearby include; Domino's Pizza, William H Brown, Boots, Brandon Butchers, Chilterns and Aldi.

This boutique terrace retail unit is within a Grade II listed building and benefits from exposed original beams, vinyl flooring, lighting, wall panel heaters, kitchenette, wash basins and a store room at the rear. The unit can be entered via High Street through the glazed shop front, there is also rear access where a shared WC can be found in the common area.

Accommodation

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

Total	27.68 Sq M	298 Sq Ft
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Availability

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

Rent

£6,000 per annum.

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 rates will be reassessed on sub-division. Please call the office for more information.

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 incoming 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 and professional services uses. The unit was most recently used as a piercing studio.

EPC

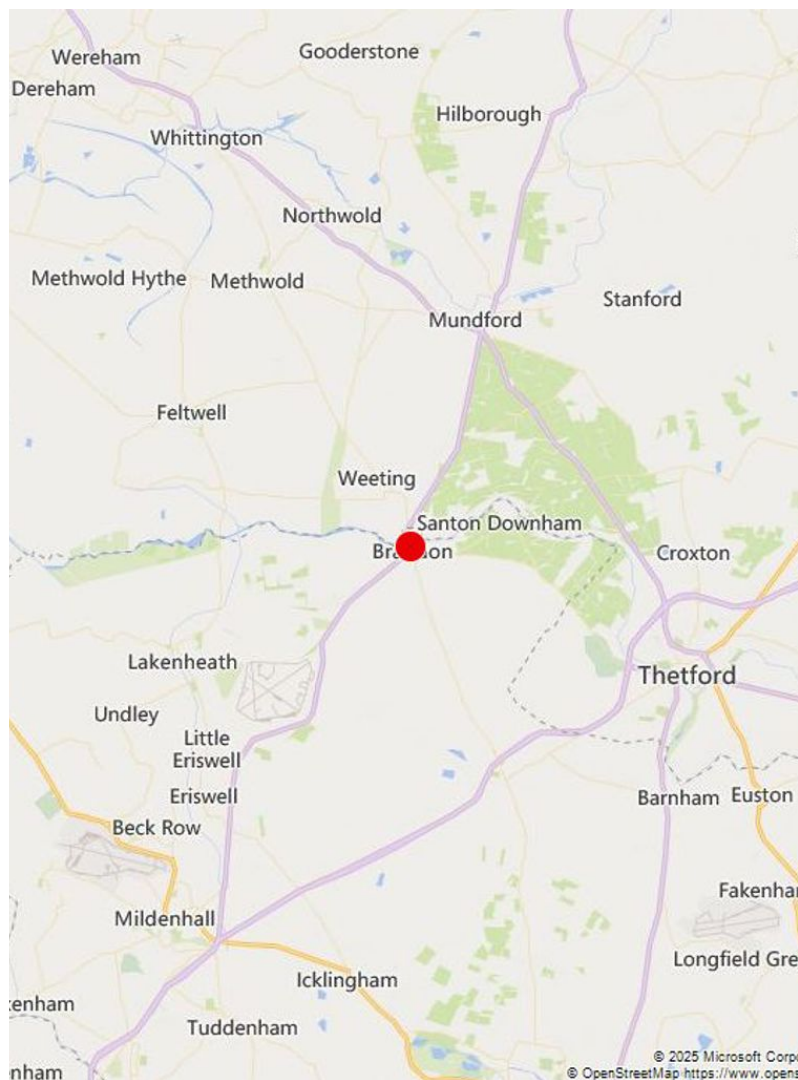
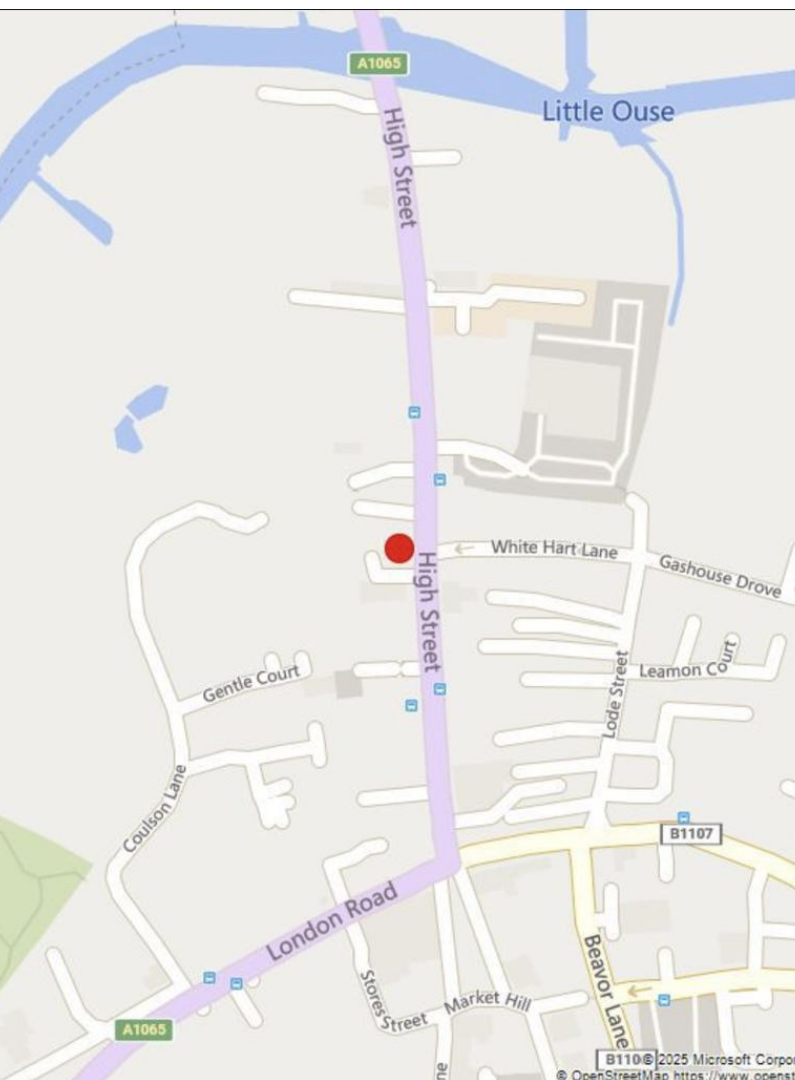
The EPC rating is D (81).



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Viewing & Further Information

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REF: A000864 / 08.12.25

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