

01206 577667

www.whybrow.net

Shop/Office – To let

 Whybrow



26 Smallgate Beccles, Suffolk, NR34 9AD

Asking Rent: £7,500 Per Annum Exclusive

908.9 Sq. Ft (84.4 Sq. M)

- Located in the Town Centre
- Big Nearby Retailers such as Tesco
- Nearby Parking
- Suitable for a Range of Commercial Uses
- Storage Area

Location

Beccles is a thriving Suffolk market town with a population of approximately 10,000. It is situated on the A146 trunk road approximately 18 miles south east of Norwich and 8 miles west of Lowestoft. It is linked to Great Yarmouth and Diss via the A143.



Description

The ground floor shop unit is prominently located in the town centre on Smallgate directly opposite New Look and Manor House Lane which links to the Tesco Superstore and the main town car park with approx. 400 spaces.

Nearby retailers include Tesco, Fat Face, Holland & Barrett, Tool Station, Snap Fitness and Angling Direct.

Accommodation

Previously part of the Beales Department Store, refurbishment works have been undertaken by the owners to create three new ground floor units. 22 Smallgate comprises the following approximate floor area:

Ground Floor 908.9 Sq. Ft (84.4 Sq. M)

Asking Terms

The property is offered by way of a new effectively full repairing and insuring lease, on a length of term to be agreed, at a rent of £7,500 pax (+ VAT if applicable), subject to periodic upward only rent reviews.

Legal Fees

Each party to be responsible for their own legal costs incurred in the transaction.

Planning

The property has an established Class E (Retail) use but is considered suitable for a range of other commercial and residential uses, subject to planning. Interested parties should make their own investigations of East Suffolk Council on 01502 523100.

Business Rates

To be Released

Energy Performance Certificate

Details are available upon request



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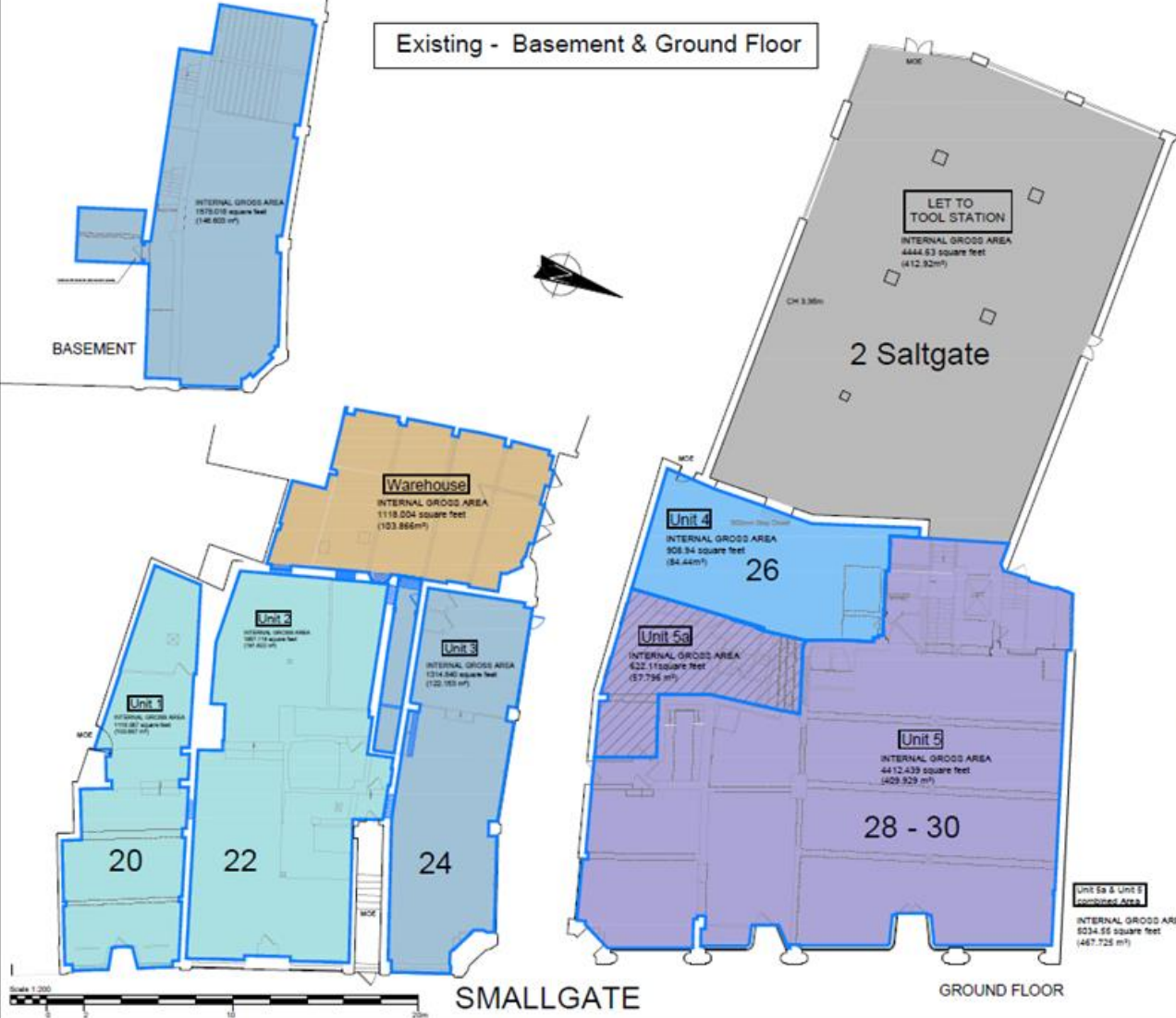
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Misrepresentation Act 1967

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Existing - Basement & Ground Floor



- KEY:**
- Unit 1 - 20 Smallgate
 - Unit 2 - 22 Smallgate
 - Unit 3 - 24 Smallgate
 - First Floors above Units 1 - 3 - FF 20 - 24 Smallgate
 - Unit 4 - 26 Smallgate
 - Units 5 & 6 - 28-30 Smallgate (including the first floors)
 - Toolstation - 2 Saltgate

Rev	Notes	Date
B	amended & updated	25/11/2022
C	amended & updated	26/11/2022
D	amended & updated	28/11/2022
A	Issue for approval	19/08/2022

STATUS

CLIENT
MULTITRUST PROPERTY INVESTMENT LIMITED

JOB TITLE
22-30 SMALLGATE BECCLES NR34 9AD

DRAWING TITLE
PROPOSED SPLIT AREA'S BASEMENT PLAN, & GROUND FLOOR



Unicom House
Station Close
Potters Bar
Hertfordshire
EN6 1TL

PROJECT NO	DATE	SCALE
NTS @ A3	01/11/2022	1:200
DRAWN BY	DATE	SCALE
BECCLES - 01		

