

To Let – Substantial Town Centre Retail Premises



Unit 4 Taylor Square, Newgate, Beccles, Suffolk NR34 9AT

- **Approx 461.25 sq m (4,965 sq ft)**
- **Ground floor retail premises, currently trading as Iceland Foods Ltd**
- **Town centre location opposite Tesco Superstore & car park, Costa Coffee, and New Look, and 450m from Beccles rail station**
- **To Let new lease terms £77,500 per annum exclusive plus VAT, plus incentives**



Location

Beccles is a thriving affluent market town and tourist location located in North Suffolk, 19 miles south-east of Norwich and 33 miles north-east of Ipswich. The town is located at the junction of the A146 and A145, just to the south-east of the A143. Beccles rail station is within 450m of the property and provides direct trains to Ipswich (fastest journey time 1hr 8mins) and Lowestoft (fastest journey time 18mins).

Beccles is a town with an active community spirit, steeped in history. The picturesque town is situated in the heart of the Waveney Valley and boasts a large and diverse range of shops amongst the narrow streets and fine Georgian buildings. Although a bustling town, Beccles keeps its 'olde worlde' charm with its small, unique shops and river frontage onto the Waveney.

Situation

The property is situated in the town centre on Newgate, at its junction with Manor House Lane and opposite the Tesco Superstore and car park. Manor House Lane provides pedestrian access between Smallgate and Tesco. Occupiers close by include Tesco & Costa Coffee opposite, New Look and a range of independent retailers.

Description

The property comprises a substantial ground floor retail premises currently trading as Iceland Foods Ltd.

Accommodation

Ground Floor	461.25 sq m	4,965 sq ft
Total Area	461.25 sq m	4,965 sq ft

Planning

Use Class E. The property may lend itself to a variety of alternative uses and redevelopment, subject to planning. All interested parties should contact East Suffolk Council on 01394 4448323.

Energy Performance Certificate

A full copy of the EPC is available upon request, reference 9867-0402-3932-3803-7952, rating D98.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



Suite C, Orwell House,
The Strand, Wherstead,
Ipswich IP2 8NJ

01473 211933

vanessa@penncommercial.co.uk
penncommercial.co.uk

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

Business Rates

Rateable Value £51,500. All interested parties should contact East Suffolk Council on 0333 016 2000.

Terms & Tenure

The premises are available to let on new full repairing and insuring lease terms, for a term of years to be agreed, at a commencing rental of £77,500 per annum exclusive, plus VAT, plus incentives.

VAT

Is applicable.

Services & Service Charge

We understand that mains electricity and water are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition including IT and telecommunications links. Service charge to be confirmed.