

BECCLES

3 The Walk, NR34 9AJ

TO LET/ MAY SELL



LOCATION

Beccles is an affluent market town near the Suffolk coast, situated approximately 16 miles southeast of Norwich and 33 miles northeast of Ipswich.

The town features a mix of independent and national retailers, with nearby occupiers including Specsavers, Toolstation, Snap Fitness, and Superdrug.

The property is conveniently located close to the main New Market Square and benefits from a pleasant outlook onto St Michael's Church.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor:	3,390 sq ft	315 sq m
First Floor:	3,552 sq ft	330 sq m
TOTAL:	6,942 sq ft	645 sq m

LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed.

RENTAL

£42,500 per annum exclusive.

SERVICE CHARGE

To be confirmed.

Rateable Value: £43,500

Rates Payable: £21,457

Interested parties are advised to make their own enquiries with the VOA.

EPC

D-98

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment.

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