

22 24 - 30, Smallgate, Beccles, Suffolk, NR34 9AD





Site Details

- Total Of 15,900 Sq.Ft Ground Floor Sales
- Ancillary First Floor Sales / Storage
- 15 Dedicated Car Parking Spaces
- Available As A Whole Or In Parts
- Suit Range Of Commercial Uses, Including Residential, Subject to Planning

Location & Description



The property, a former department store comprises two linked buildings on Smallgate of brick, two storey construction with glazed elevations and a large single storey extension fronting Saltgate.

The accommodation provides predominantly open plan sales areas on each of the ground floors, parts of which are divided to provide cellular sales / storage accommodation at first floor level.

To the rear and side, there are parking facilities for approximately 15 vehicles.

Town 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.

Rateable Value

The property is to be reassessed for business rates following the property being split. Interested parties are advised to make their own enquiries of the local authorities.

Tenure

The property is available on both a Freehold and Leasehold basis, in parts or as a whole.

New leases will be granted upon Full Repairing and Insuring terms via a Service Charge as necessary for a term of years to be agreed incorporating upward only rent reviews.

Terms upon request.

Ground Floor is now let to Toolstation.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

Potential Breakdown of Units



20 Smallgate	1,116 sq.ft
22 Smallgate	1,957 sq.ft
24 Smallgate	1,315 sq.ft
26 Smallgate	556 sq.ft
28-30 Smallgate	4,412 sq.ft
Upper Parts	9,300 sq.ft
Total	18,656 sq.ft (1,733 sq.m)

GOAD



Method of Sale

The property is available on both a Freehold sale and Leasehold basis, in parts or as a whole.

Viewings

Please contact Whybrow or their joint agents, Francis Darrah via the below:

Whybrow –



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