

01206 577667

www.whybrow.net

Shop Unit- To let

 Whybrow



## 22 Smallgate Beccles, Suffolk, NR34 9AD

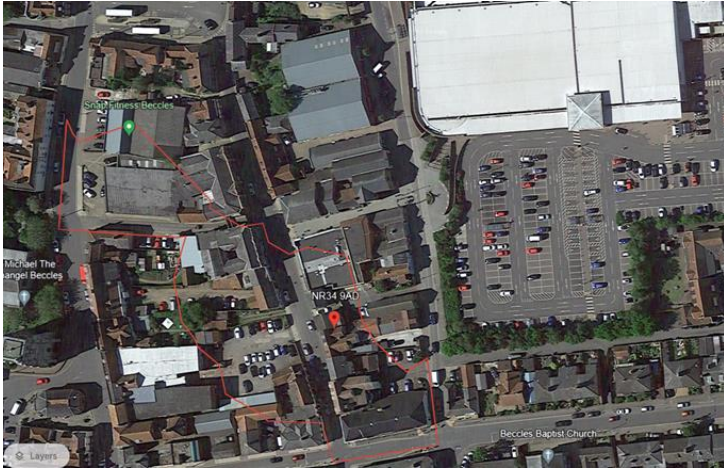
Asking Rent: £22,500 Per Annum Exclusive

1,957.1 Sq. Ft (118.8 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 1,957.1 Sq. Ft (118.8 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 £22,500 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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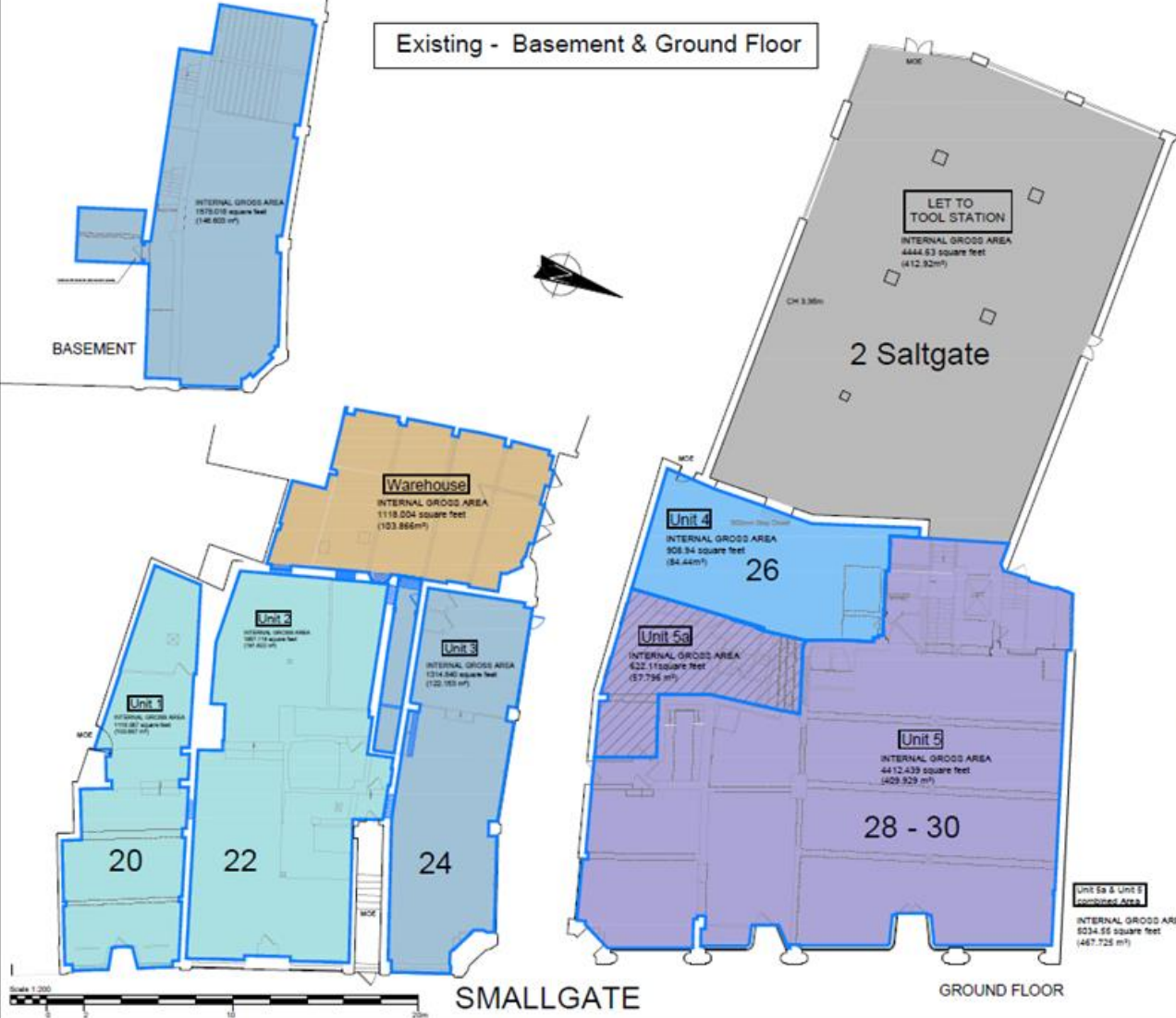
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Misrepresentation Act 1967

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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	extended & updated	25/11/2022
C	extended & updated	26/11/2021
B	extended & updated	26/11/2021
A	Issue 1/updated	19/06/2021

**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

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PROJECT NO:	DATE:
NTS @ A3	01/11/2022
BECCLES - 01	

