

01206 577667

www.whybrow.net

Shop/Unit – To let



28 - 30 Smallgate Beccles, Suffolk, NR34 9AD

Asking Rent: £20,000 Per Annum Exclusive

5,034.5 Sq. Ft (467.7 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 4,412.4 Sq. Ft (409.9 Sq. M)
5a Ground Floor 622.1 Sq. Ft (57.8 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 £20,000 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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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
1	Issued for approval	25.11.2022
2	Revised & updated	26.11.2021
3	Revised & updated	26.11.2021
4	Revised & updated	26.11.2021
5	Revised & updated	26.11.2021
6	Revised & updated	26.11.2021
7	Revised & updated	26.11.2021
8	Revised & updated	26.11.2021
9	Revised & updated	26.11.2021
10	Revised & updated	26.11.2021

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STATUS

CLIENT
MULTITRUST PROPERTY INVESTMENT LIMITED

JOB TITLE
22-30 SMALLGATE
BECCLES
NR34 9AD

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



Unicorn House
Station Close
Potters Bar
Hertfordshire
EN6 1TL

T: 01707 6670300
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W: pantherplc.com

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BECCLES - 01

BASEMENT

INTERNAL GROSS AREA
1579.015 square feet
(146.822 m²)

Warehouse

INTERNAL GROSS AREA
1118.004 square feet
(103.866 m²)

Unit 3

INTERNAL GROSS AREA
1118.004 square feet
(103.866 m²)

Unit 3

INTERNAL GROSS AREA
1214.545 square feet
(112.183 m²)

20

22

24

Unit 4

INTERNAL GROSS AREA
908.94 square feet
(84.44 m²)

26

Unit 5a

INTERNAL GROSS AREA
622.11 square feet
(57.756 m²)

Unit 5

INTERNAL GROSS AREA
4412.439 square feet
(409.929 m²)

28 - 30

Unit 5a & Unit 5
Combined Area

INTERNAL GROSS AREA
5034.55 square feet
(467.725 m²)

LET TO TOOL STATION

INTERNAL GROSS AREA
4444.53 square feet
(412.92 m²)

2 Saltgate

SMALLGATE

GROUND FLOOR

