

FORMER DEPARTMENT STORE TO LET OR FOR SALE – AS WHOLE OR PART



22 & 24 – 30 Smallgate, Beccles, Suffolk, NR32 9AD



Property 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, STP





Location & Description

Beccles is an attractive and thriving market town with a resident population of circa 10,000 people. Located on the A146, approximately 20 miles south east of Norwich, the town provides good communication links westward via the A143 to the A140 at Diss and eastwards via the A143 and A146 to Lowestoft and Great Yarmouth.

The property is situated on the eastern edge of the town's Market Square, with large frontages to both Smallgate and Saltgate linked via a pedestrian walkway to the Tesco Superstore with circa 400 car spaces and modern retail developments to the South.

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.

Nearby retailers include **Iceland**, **New Look**, **Fat Face**, **Holland & Barrett**, **Snap Fitness** and **Angling Direct**.

Accommodation

According to our calculations, the property has the following Nett Internal Areas (NIA):

Accommodation	sq m	sq ft
Ground Floor	1,477 sq m	15,900 sq ft
First Floor	863 sq m	9,300 sq ft
Basement	135 sq m	1,460 sq ft
Total Nett Internal Area	2,475 sq m	26,660 sq ft

Rateable Value

Interested parties are to make their own enquiries of the local authorities.

Energy Performance Certificate

Further details are available upon request.

VAT

The property is elected for VAT.

Terms

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 periodic upward only rent reviews.

Terms upon request.

Ground Floor is now let to Toolstation.

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.

Legal Fees

Each party is to bear their own legal costs incurred throughout any transaction.



Potential Breakdown of Units:

- Unit 1 – Under Offer
- Unit 2 – Under Offer
- Unit 3 – 1,256.47 Sq. Ft.
- Unit 4 – 558.11 Sq. Ft.
- Unit 5 – 2,167.96 Sq. Ft.
- Unit 6 – 2,972.24 Sq. Ft.
- Basement – 2,389.08 Sq. Ft.
- Units 5 & 6 are available to let separately or as a whole.



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