



**CHAPMAN**  
CHARTERED SURVEYORS

**FIRST FLOOR, 25 NEW MARKET, BECCLES NR34 9HE**

83.4 sqm / 897 sqft



**HIGH QUALITY FIRST FLOOR OFFICES IN THE TOWN CENTRE**

Ref: 2839

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Regulated by RICS

# TO LET

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## High quality first floor offices

**83.4 sqm / 897 sqft**

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### LOCATION

Beccles is a thriving market town close to the Suffolk Heritage Coast, situated on the River Waveney on the edge of the Norfolk Broads. It has a wide range of services and amenities including a railway station on the East Suffolk Line (Ipswich-Lowestoft), and good road links via the A143 and A146.

### DESCRIPTION

High quality first floor offices in a Grade II Listed Building, located in the centre of town.

### ACCOMMODATION

Dedicated ground floor entrance and lobby with stairs rising to a landing, opening into a large office/reception with two further offices, kitchen and bathroom.

### FLOOR AREA (NIA)

83.4 sqm / 897 sqft

### LEASE TERMS

New lease on internal repairing and insuring terms (IRI) plus Service Charge.

### RENT

£7,200pa payable quarterly in advance.

### DEPOSIT

Three months' rent.

### SERVICE CHARGE

50% of the cost of maintaining the structure and exterior of the building, the other 50% being paid by the ground floor tenant.

### VAT

No VAT.

### SERVICES

Mains water, electricity and foul drainage. Door entry intercom system, LED lighting, carpets, smoke alarm and electric panel heaters.

### BUSINESS RATES

Rateable Value: £4,900

### ENERGY PERFORMANCE CERTIFICATE

EPC Rating: E (123)

### PLANNING

The property has planning permission for Use Class E office use.

### LOCAL AUTHORITY

East Suffolk Council.

### LEGAL COSTS

The Tenant will contribute £250+VAT to the cost of preparing the lease.

### VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing, please contact Chapman Chartered Surveyors:

Tel: 01379 687645

Email: [contact@chapmansurveyors.co.uk](mailto:contact@chapmansurveyors.co.uk)



AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

Chapman Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice that: (1) they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property; (2) any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom; (3) the property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof; (4) no liability can be accepted for any misstatement, omission or errors in these particulars; and (5) these particulars do not constitute an offer or contract or any part thereof.