FIRST FLOOR, 25 NEW MARKET, BECCLES NR34 9HE
83.4 sqm / 897 sqft

HIGH QUALITY FIRST FLOOR OFFICES IN THE TOWN CENTRE
Ref: 2839
TO LET

High quality first floor offices
83.4 sqm / 897 sqft

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, Cat II lighting, carpets, smoke alarm and electric panel heaters.

BUSINESS RATES
RV (2017): £4,900

ENERGY PERFORMANCE CERTIFICATE
The building is Grade II Listed so an EPC is not required.

PLANNING
The property has planning permission for office use.

LOCAL AUTHORITY
East Suffolk Council.

LEGAL COSTS
Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION
For further information or to arrange a viewing, please contact Chapman Chartered Surveyors:

Contact: Keeley Chapman
Tel: 01379 687645
Email: k.chapman@chapmansurveyors.co.uk

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