



**CHAPMAN**  
CHARTERED SURVEYORS

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**LAWRENCE HOUSE, 2-3 MAGDELEN STREET, EYE IP23 7AJ**

353.4 sqm / 3,804 sqft

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**TWO STOREY RETAIL / OFFICE PREMISES IN EYE TOWN CENTRE**

Ref: 10957

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Regulated by RICS

# FOR SALE / TO LET

Two storey retail / office premises in Eye town centre  
353.4 sqm / 3,804 sqft

## LOCATION

Eye is a vibrant market town in north Suffolk with a population of approximately 2,100 people. It has a wide range of services and amenities together with easy access to the A140. It is approximately four miles south-east of Diss, Norfolk which has a mainline railway station serving Norwich, Ipswich and London Liverpool Street.

The property is located on the edge of the town centre close to Cross Street public car park.

## DESCRIPTION

A two storey building of part-rendered brick construction under a pitched slate roof with frontage to Magdalen Street and Cross Street.

## ACCOMMODATION

Ground floor hallway at the rear with stairs to first floor and kitchen / WCs off, door through to open-plan retail / studio areas, two further offices, second staircase up, and production area / store at the side. First floor comprises kitchen with WCs, three separate offices, server room and large open-plan office.

## FLOOR AREAS (NIA)

Ground floor	194.8 sqm	2,097 sqft
Ancillary	<u>158.6 sqm</u>	<u>1,707 sqft</u>
	353.4 sqm	3,804 sqft

## LEASE TERMS

The property is available on a new lease on full repairing and insuring terms (FRI) on terms to be agreed.

## RENT

£24,000pa payable monthly in advance.

## GUIDE PRICE

£375,000

## SERVICES

Mains water, electricity and foul drainage.

## BUSINESS RATES

Rateable Value: £24,500

## ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: D (90).

## PLANNING

The property has planning permission for Class E office use.

## LOCAL AUTHORITY

Mid Suffolk District Council.

## VIEWING AND FURTHER INFORMATION

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

Contact: Oliver Chapman MRICS

Tel: 01379 687645

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



AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

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