



**CHAPMAN**  
CHARTERED SURVEYORS

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**UNIT 5 TAYLORS SQUARE, NEWGATE, BECCLES NR34 9AT**

365.9 sqm / 3,939 sqft (NIA)

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**A1 RETAIL UNIT IN PRIME RETAIL PARADE**

Ref: 16470/OC

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Regulated by RICS

# TO LET

## A1 retail unit opposite Tesco

365.9 sqm / 3,939 sqft (NIA)

### LOCATION

Beccles is an affluent market town on the Norfolk/Suffolk border with a population of just under 10,000 people. It is located approximately 16 miles south-east of Norwich and is on the southern edge of The Broads National Park, with easy access to the Suffolk coast at Southwold. The town benefits from good road links via the A146 (A143) and has a railway station on the East Suffolk Line (Ipswich – Lowestoft).

### TAYLORS SQUARE

Taylors Square was redeveloped in 2009 to provide six well-configured retail units suitable for modern retailer requirements. It is located to the north-east of the town centre, directly opposite a **Tesco** supermarket, which provides approximately 442 car parking spaces. Other retailers in the parade include **Fat Face, Holland & Barrett, Angling Direct** and **Iceland**.

### FLOOR AREAS (NIA)

Ground floor open-plan retail unit with the following floor areas:

	Sqm	Sqft
Retail Areas:	298.0	3,208
Ancillary Areas	36.0	388
Storage Areas	<u>31.9</u>	<u>343</u>
	365.9	3,939

### DESCRIPTION

Open-plan retail area with plastered and painted walls and wood-effect flooring on concrete floor, and suspended tile ceiling with lighting and air conditioning units. Code-operated loading doors to the side at the rear leading to loading bay (also fire escape via lobby shared with Unit 6), code-operated locked storage area, disabled WC, office and kitchen.

### SERVICES

Mains water, electricity (3 ph.), air conditioning, intruder alarm and fire alarm.

### BUSINESS RATES

Rateable Value: £51,500

### ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy rating: C (62)

### PLANNING PERMISSION

Use Class E (commercial, business and service uses) pursuant to planning permission for A1 retail use (Waveney District Council ref: W2614/7)

### LEASE TERMS

The property is available under a new lease on full repairing and insuring ('FRI') terms.

### RENT

£52,000 pax

### INCENTIVES AVAILABLE

Subject to covenant status

### SERVICE CHARGE

Levied for maintenance of common areas at Taylors Square 2020 budget approximately £0.79/sqft

### VAT

All charges are subject to VAT

### LOCAL AUTHORITY

East Suffolk Council

### COSTS

Each party will be responsible for their own costs

### VIEWING AND FURTHER INFORMATION

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

Contact: Oliver Chapman

Tel: 01379 687645

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

AGENCY

MANAGEMENT

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VALUATION

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