

TO LET

RETAIL PREMISES



21a Newmarket Beccles Suffolk NR34 9HD

RENT £16,000 PAX

DESCRIPTION

The property is a terraced retail unit of brick construction under a part tiled and part flat roof. The property provides an open plan sales area, with separate kitchenette and toilet on the ground floor and further storage and staff area on the first floor. The property also benefits from rear access and one allocated car parking space at the rear.

LOCATION

Beccles is a prosperous market town situated on the Norfolk/ Suffolk border approximately 18 miles south-east of Norwich and approximately 9 miles west of Lowestoft. The town is situated on the River Waveney which forms part of the Broads navigable waterway system and has a railway station with links to London Liverpool Street and Ipswich. The property is located in the prime retail shopping area of the town with good shop frontage. Other nearby retailers including QD Stores, Superdrug, Greggs and The Co-op.

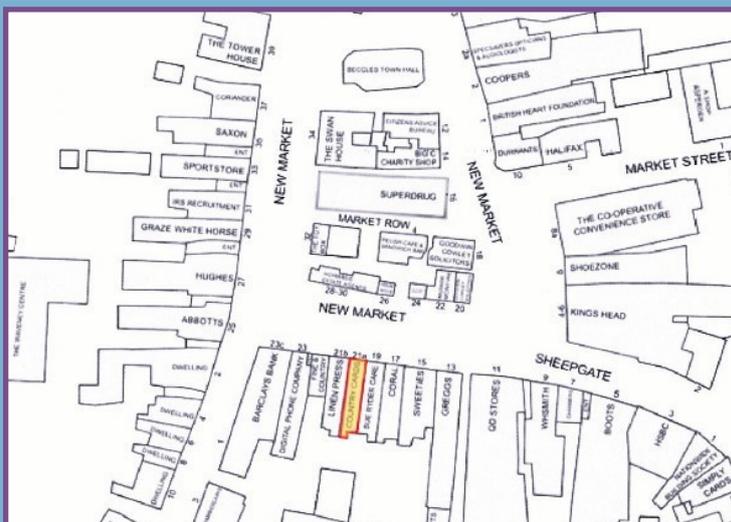
ACCOMMODATION

The premises has an open plan ground floor with first floor storage and staff area.

Approximate dimensions:

Frontage:	3.47 m	
Depth:	14.84 m	
Sales Area:	48.66 m ²	524 sqft
First Floor Storage:	26.10 m ²	281 sqft

Net Useable Area: 74.76 m² 805 sqft



TERMS

The premises are offered on the basis of a new lease for a minimum term of five years on full repairing and insuring basis.

BUSINESS RATES

We understand that the property has the following rating assessment from 1st April 2026:

Rateable Value: £11,000

Rates Payable (26/27) **£5,489**

The above figures do not take into account any rates relief for qualifying occupier.

PLANNING

We understand that the property benefits from retail consent but interested parties should make their own planning enquiries.

VAT

We understand the property is not elected for VAT.

SERVICES

We understand the property is on mains drainage, mains water and mains electricity.

EPC

This property's energy rating is D(93).

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VIEWING & INFORMATION

By strict appointment only please contact:

Oakley Elsom

TEL:01394 446 480

Email:Oakley@esassociates.co.uk

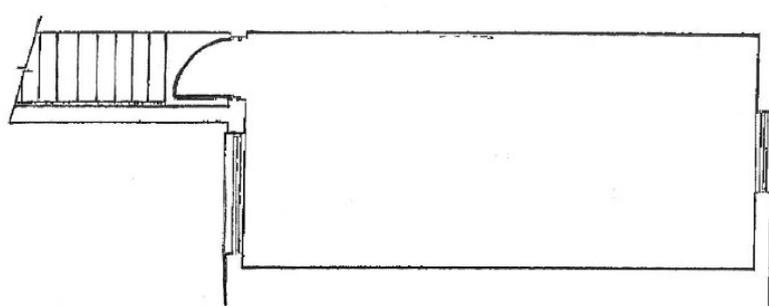
or

Peter Elsom

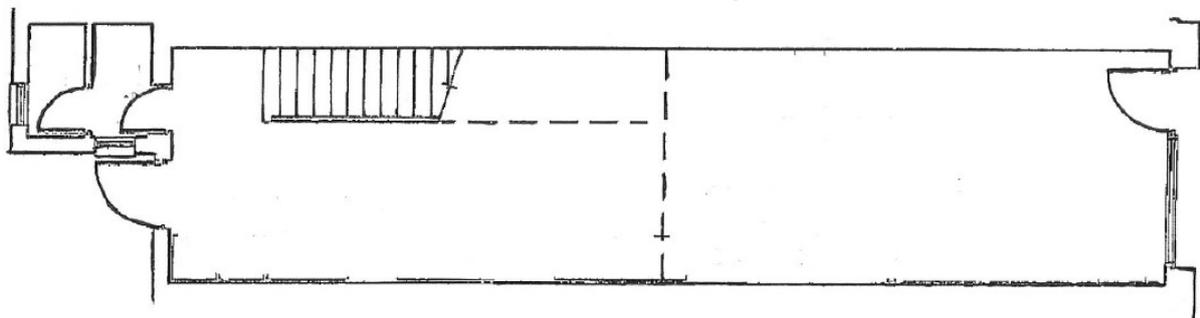
TEL:01394 446 480

Email:Peter.jo.elsom@esassociates.co.uk

21A Newmarket Beccles



FIRST FLOOR PLAN



GROUND FLOOR PLAN

DECLARATION

It should be noted that Elsom Spettigue Associates are related to the owners of the property.

elsom spettigue associates

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IMPORTANT NOTICE

These particulars are provided only as a general guide to the property and do not form part of any contract. Whilst all details are given in good faith, and are believed to be correct, any intended purchaser or tenant must satisfy themselves independently as to their accuracy. Elsom Spettigue Associates are not authorised to make or give representation or warranty whatever in relation to this property.