

10-12 High Street, Brandon, Suffolk IP27 0AL

RETAIL **FOR SALE/TO LET**

368.59 sq m / 3,968 sq ft



- Prominent A2 unit in Brandon
- Busy location, high passing trade
- Freehold or Leasehold
- Ample parking area to the rear
- Can be split if leasehold preferred

Coke Gearing
consulting
Chartered Surveyors

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Location

The property is situated on the main High Street of Brandon in a prime position. Brandon is a small town situated in Suffolk. It is located approximately 30 miles north east of Cambridge and 35 miles south west of Norwich. Brandon is located approximately 6 miles from Thetford and Barton Mills where there is uninterrupted dual carriageway access via the A11 trunk road.

Brandon railway station has an hourly service to Cambridge and Ely to the west and to Thetford and Norwich in the east.

Description

The former bank comprises a retail banking hall on the ground floor with ancillary offices at the rear of the shop premises. There is a strong room in the basement and staff facilities and ancillary on first floor.

The premises has a 12.35 m frontage onto the main High Street and could easily be split into two retail units on the ground floor (one with basement) with the first floor converted into residential as there is good access to the rear of the premises and a large parking area.

Accommodation

(Net Internal Area – approximate only)

Basement: 47.02 sq m / 506 sq ft

Ground Floor: 221.06 sq m / 2,379 sq ft

First Floor: 100.51 sq m / 1,082 sq ft

Total: 368.59 sq m / 3,968 sq ft

Ample parking to the rear of the premises.

EPC: D-78

Purchase Price

£535,000 Terms to be agreed, please contact agent for further details.

Rent

Whole Premises: £35,000 per annum exclusive on a new FRI lease for a term to be agreed.

If split – rent to be agreed subject to size of unit.

Use

Current permitted planning use is A2 or A1.

Rateable Value

£25,500

This makes the current business rates payable approximately £12,850.

We ask that all interested parties make their own enquiries with the Local Authority or the Valuation Office Agency.

Legal Costs

Each party to bear their own costs incurred in this transaction.

Viewings

For further information please contact:

Louise Campbell MRICS

Office: 01279 758758

Mobile: 07837 362002

Email: louise@cokegearing.co.uk