



Unit 8, 21 Market Place, Mildenhall, Suffolk, IP28 7EF

TOWN CENTRE RETAIL UNIT LOCATED IN POPULAR RETAIL PRECINCT

- Internal sales area of 574 sq ft (53.36 sq m)
- Total ground floor net Internal area of 671 sq ft (62.34 sq m)
- Self contained unit with access from rear service yard
- Located in the heart of Mildenhall's main retail precinct

LOCATION

The property is situated in the heart of Mildenhall's main retail precinct complex. The precinct provides an important pedestrian link between Sainsbury's and the main car parks serving the town centre and High Street.

Mildenhall is a busy market town with access from the A1101. There is also excellent access to the A11 providing convenient routes between Norwich and the A14/M11.

DESCRIPTION

The premises is a self-contained retail unit arranged over the ground floor with mezzanine over storage.

The shop benefits from a carpeted and laminate floors, kitchenette and WC. Internally the property provides a rectangular shop unit with an ancillary space at the rear. Access to loading bay is at the rear of the unit.

ACCOMMODATION

The following approximate Net Internal areas are provided:

Total Retail -	53.36 sq m	(574 sq ft)
Ancillary -	9.02 sq m	(97 sq ft)
Total Area:	62.34 sq m	(671 sq ft)

Shop Width -	5.74 m	(62 ft)
Shop Depth -	10.10 m	(109 ft)

A further 527 sq ft of loft storage space is also provided.

LEASE

The property is available under a new lease on terms to be agreed.

RENT

£11,000 per annum exclusive of VAT.

SERVICE CHARGE

A service charge will be levied for maintenance and repair of the common areas of the market place. The tenant will be responsible for paying

a fair proportion towards the Landlords costs incurred.

RATING

The property is included within the 2017 Rating List with a Rateable Value of £8,700 and is listed under shops and premises.

100% Small Business rates relief is available to qualifying businesses occupying premises with a rateable value less than £12,000. Applicants should contact Anglia Revenues Partnerships for further information on 01842 756568.

VAT

All figures quoted are subject to VAT at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available from the agents.

LEGAL COSTS

Each party are to bear their own legal costs incurred in the transaction. The Tenant will be required to provide an undertaking for the Landlord's abortive legal costs, should a transaction fail to complete.

PLANNING

The property has consent for A1 retail use. Other uses may also be considered subject to Landlord approval and Local Authority consent.

VIEWING & FURTHER INFORMATION

To arrange a viewing or to request further information please contact the sole lettings agents, Hazells Chartered Surveyors on 01284 702626. Or email:

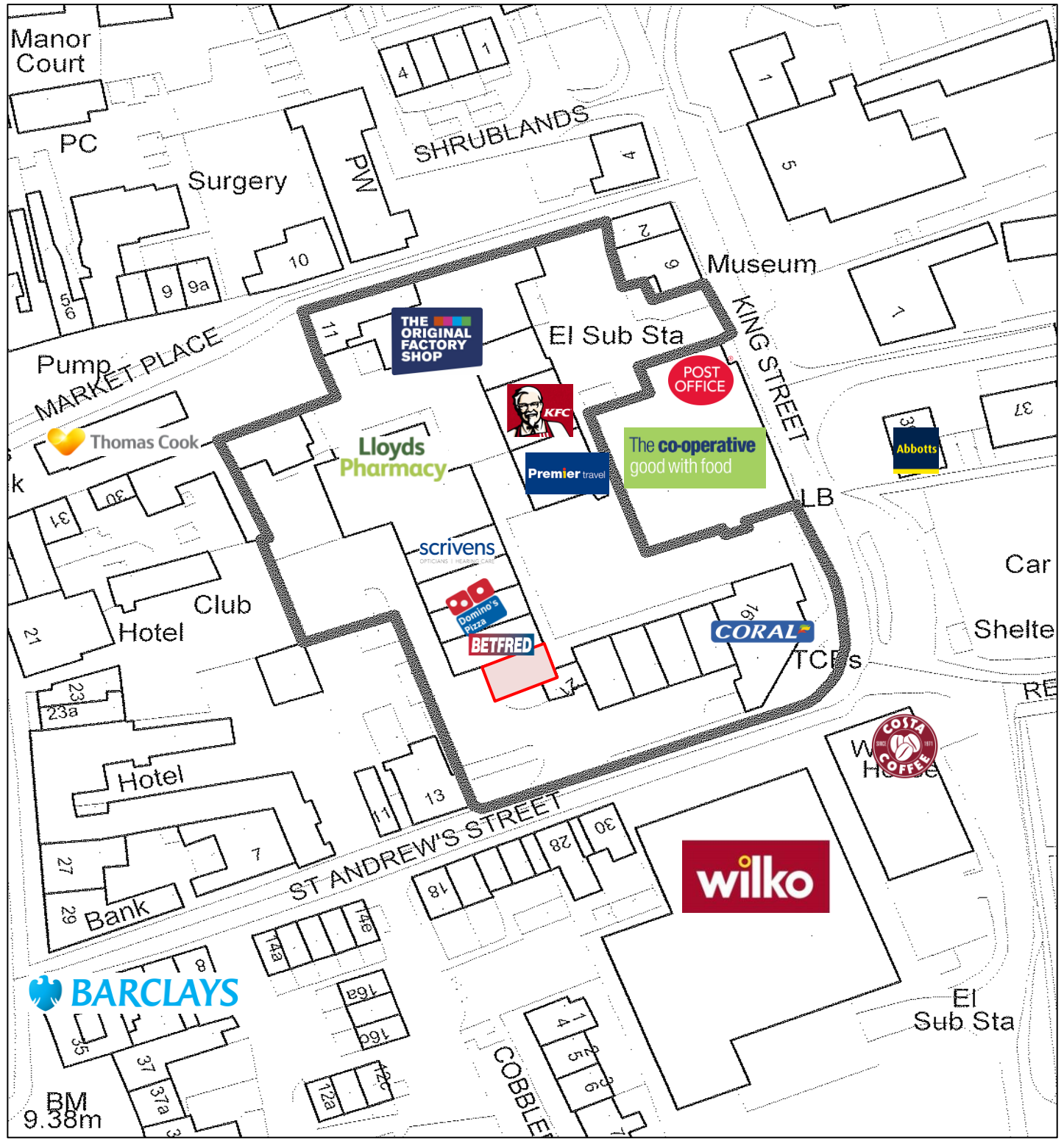
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Viewings strictly by appointment only with Hazells.



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