

# Durrants

For Sale: Commercial Premises

Commercial



**11 Smallgate, Beccles NR34 9AB**

Guide Price: £195,000





158.6

Listed

£9,900



## ACCOMMODATION

Net Internal Area

	Sq. m	Sq. ft.
Ground Floor	82	880
First Floor	44.2	475
Second Floor	32.4	349
<b>Total</b>	<b>158.6</b>	<b>1707</b>



## LOCATION

The premises occupy an excellent position close to the Town centre with large and prominent frontage.

Beccles is a thriving market town with an attractive community spirit, steeped in history and situated in the heart of the Waveney Valley. There is a large and diverse range of shops and although a bustling town it keeps its "old world charm" and is an important destination on the Broads National Park, with mariner and quay moorings onto the Waveney.



## SERVICES

Mains electricity, water, foul drainage and gas connected.

(Durrants have not tested any services, equipment, fittings or services and so cannot verify they are in working order)



## DESCRIPTION

11 Smallgate comprises an attractive three storey retail premises with prominent frontage onto Smallgate. It is a period property formerly operated as a clothing shop, with retail on the ground and part first floors with storage elsewhere.

The property is generally in good order, however, does require some updating.

Externally, the property has a rear courtyard and garden.



## LOCAL AUTHORITY

East Suffolk Council  
East Suffolk House  
Station  
Melton  
Woodbridge  
IP12 1RT  
Tel: 0300 016 2000



## POSSESSION

The Property is Vacant.



## VIEWING

Strictly by appointment with the Beccles office, please call 01502 712122 to arrange a viewing.





### PLANNING

Our Building Consultancy Team will be happy to provide advice to prospective purchasers on planning applications, architectural design, building regulations and project management. Please contact the team directly on 01379 646603.



### CONTACT US

Durrants Beccles Office  
Tel: 01502 712122  
Email: [commercial@durrants.com](mailto:commercial@durrants.com)

**WWW.DURRANTS.COM**



### Location



**Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages**

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