



2 HUNGATE COURT
BECCLES SUFFOLK NR34 9TR

To Let: Retail/Office Premises

DURRANTS
SINCE 1853

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To Let: Retail/Office Premises

Guide Rent: £9,000 per annum

Key Features

- Ground floor retail/office premises
- Newly refurbished
- Class E use
- Good frontage onto Hungate
- Centrally located in Beccles
- WC & Kitchen



DESCRIPTION

The property comprises ground floor premises extending in all to about 62.44 sqm offering good frontage onto Hungate.

The property was previously used as part of a gym and has recently been fully refurbished to include ceramic style flooring and a new modern electric heating system.

There is no outside space allocated with this unit however parking may be available by separate negotiation under a licence agreement.

LOCATION

Beccles today is a thriving market town steeped in history with an active community spirit. The picturesque town is situated in the heart of the Waveney Valley with a large and diverse range of shops amongst the narrow streets and fine Georgian buildings. Although a bustling town, Beccles keeps its 'olde worlde' charm with its small, unique shops and important frontage onto the River Waveney at

the lower reaches of the Norfolk Broads Waterway System.

ACCOMMODATION

	sq m	sq ft
Retail	51.06	549
WC	6.92	74
Kitchen	4.46	48
Total	62.44	671

SERVICES

Mains water, electricity and drainage connected. Extractor fan to kitchen.

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

LEASE TERMS

The property is available on an full repairing and insuring lease for a term to be agreed. Repairing obligations limited by annual service charge of £750+ VAT for structural repairs, to be linked to RPI. Any lease will be contracted outside of the Landlord and Tenant Act 1954. A deposit will be held by the Landlord equivalent to three months rent.

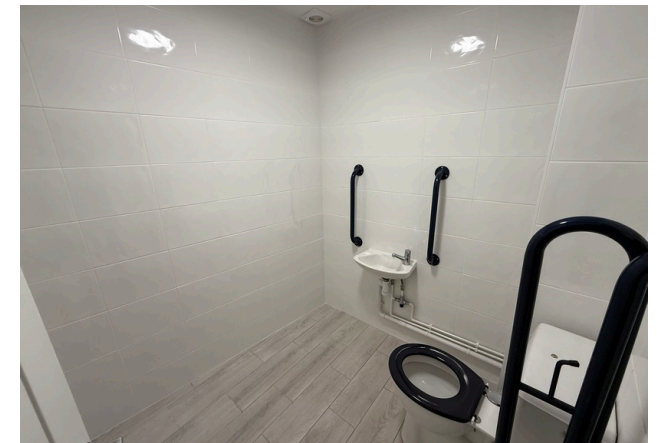
The Landlord will also require an undertaking towards the legal costs in drawing up the lease.

ENERGY PERFORMANCE

The property has an Energy Performance Certificate (EPC) rating of E(115). A full copy of the EPC is available on request.

RATEABLE VALUE

The property has a Rateable Value of £8,900 from 1st April 2026. The property therefore sits below the Small Business Rate Relief threshold for eligible occupiers.



VAT

VAT is not applicable.

LOCAL AUTHORITY

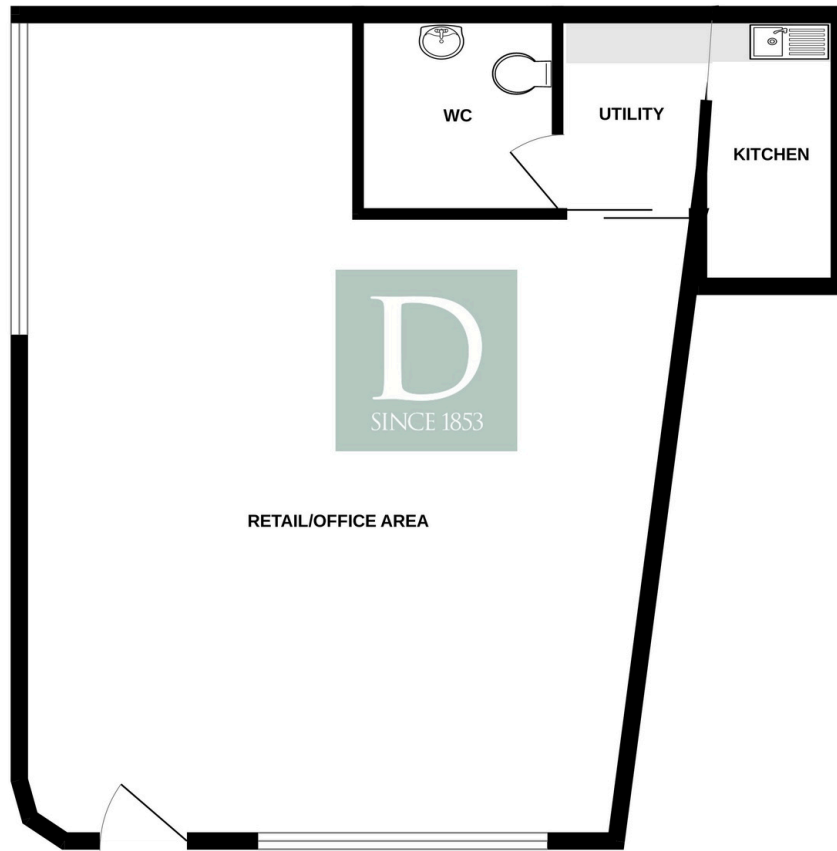
East Suffolk Council.

DIRECTIONS

From our Beccles office travelling by car turn along Market Street, at the second set of traffic lights turn right into Newgate. At the end of the road bear left into Blyburgate. At the traffic lights turn right into Peddars Lane. At the next set of lights turn right into Hungate and after about 200m the property will be found on the right hand side.

If on foot very simply walk over the Market Place leaving the Kings Head on your left. Turn right into Hungate and the property will be found on the left hand side.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING

Strictly by arrangement with the agents.

CONTACT US

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IMPORTANT NOTICE

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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