

To Let: Retail/Showroom Premises

Durrants
Commercial



Unit 7 The Raveningham Centre, Beccles Road, Raveningham, NR14 6NU
Guide Rent: £11,500 per annum Plus VAT





LOCATION

The property is situated on the Raveningham Centre which is a range of Victorian farm buildings of immense charm at Castell Farm that have undergone sympathetic conversion into commercial units.

There are a wide range of businesses at the Raveningham Centre including a café, second hand children's clothes and equipment, antiques and rugs, a clockmaker, textile artist, cabling systems, model and craft shop and an archive trust.



DESCRIPTION

The property comprises ground floor premises with notable clock tower above. Double doors enter into the open plan accommodation which benefits from high vaulted ceilings and exposed timber roof structure. The property has an open plan office/kitchen area and it's own separate WC.

CAR PARKING.

Car parking allocated to the property being a row of parking adjacent to the building in front of the double entrance doors. The tenant to the right has the row to the right with the middle section being allocated for turning.

PLANNING. Planning consent was granted for B1 use which is now incorporated into Class E use. The property was last used as a tile showroom.



ACCOMMODATION

| | Net Internal Area | |
|-----------------------------|-------------------|-------------|
| | Sq. m | Sq. ft. |
| Area 1 | 64 | 689 |
| Area 2 | 42 | 452 |
| Office, kitchen and toilets | 41 | 442 |
| Total | 147 | 1583 |



SERVICES

Mains electricity and drainage connected. Water cost included within the rent. Super fast fibre broadband would be paid directly by the tenant to 3rd party community scheme if connection is required.

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



LEASE TERMS

- Term: 3 years
- Commencing Rent: £11,500 Plus VAT per annum. Three yearly upwards only rent review.
- Deposit: Three month's rent to be held by the landlord throughout the term.
- Repairs: Tenant to be responsible for internal repairs and for their allocated parking area.
- Insurance: Landlord insures and tenant repays premium.
- Outgoings: Tenant to be responsible for all outgoings including business rates, service charges and utility charges.
- Landlord & Tenant Act: Outside the Act.
- Legal Costs: Each party to bear their own costs in relation to the transaction.
- VAT: The property is elected for VAT and VAT is applicable to the annual rent.



LOCAL AUTHORITY

South Norfolk Council, The Horizon Centre, Peachman Way, Broadland Business Park, Norwich, NR7 0WF
01508 533633



DIRECTIONS

The Raveningham Centre is situated 10 miles south east of Norwich. Follow the brown signs off the A164 at Hales to the B1136 then onto Beccles Road.



VIEWING

Strictly by arrangement with the agents Commercial Office. Online viewing available.



CONTACT US

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RICS

Floor plan

GROUND FLOOR
1583 sq.ft. (147.0 sq.m.) approx.



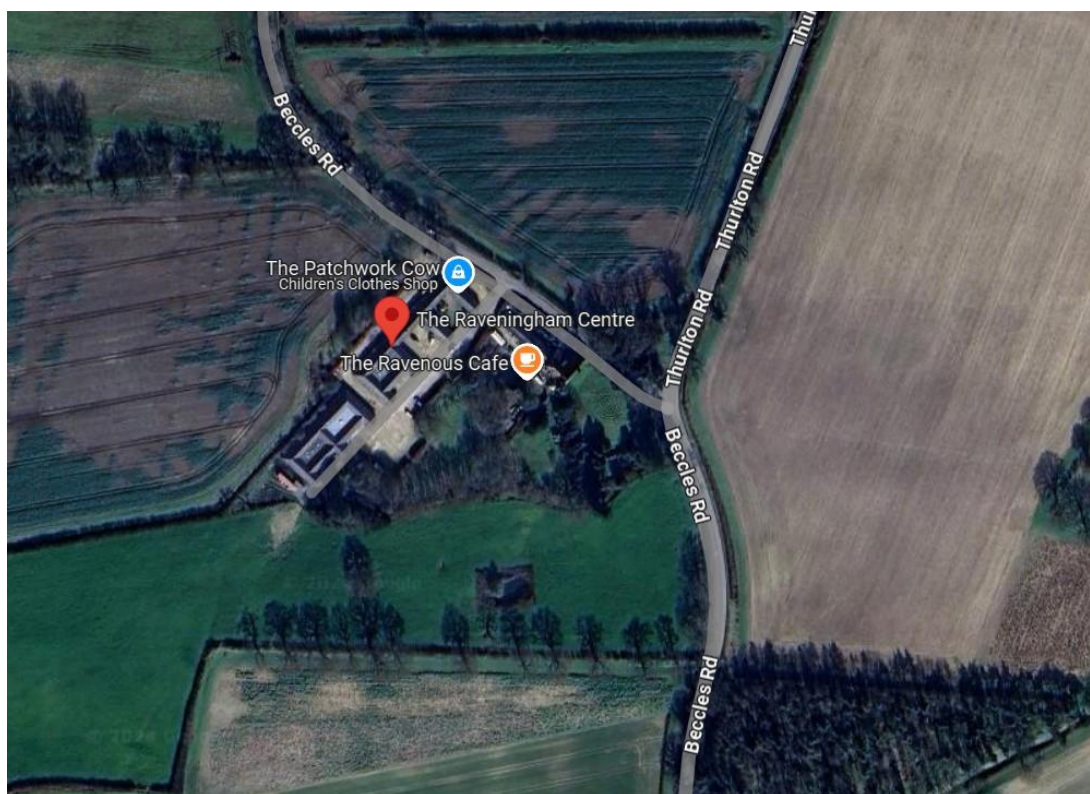
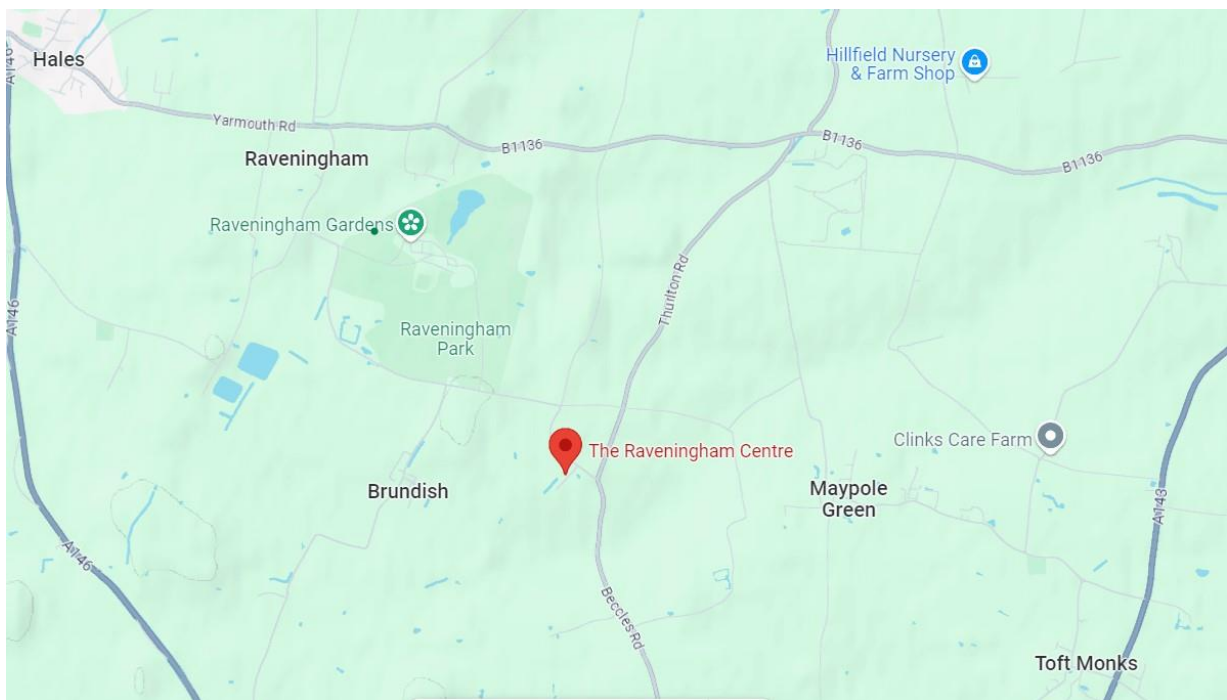
TOTAL FLOOR AREA : 1583 sq.ft. (147.0 sq.m.) approx.

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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Location Plan





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

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