

14 NEW MARKET
BECCLES SUFFOLK NR34 9HB

For Sale: Let Retail Investment

DURRANTS
SINCE 1853

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For Sale: Let Retail Investment

Guide Price: £185,000

Key Features

- Prime position on New Market
- Attractive Grade II listed commercial premises
- External yard with additional storage
- Investment opportunity
- Existing Tenant in situ since 2008
- Fully repairing and insuring lease (FRI) subject to Schedule of Condition



DESCRIPTION

14 New Market is an attractive three storey Grade II listed commercial premises which has been let to the same tenant since 2008. The property is located on New Market, which is often described as the best trading position within the town. Nearby occupiers include Superdrug, Durrants, Coop, Weatherspoons, Coop Travel, QD and Two Magpies Bakery.

The accommodation comprises:

Ground Floor: Front shop, middle shop, rear shop, stairs up.

First Floor: Front and rear room with middle staff room, kitchen and separate WC.

Second Floor: Winding staircase to storage room and loft void.

Externally there is a small, concreted courtyard to the rear of the premises with an additional storage outbuilding. No car parking.

There is a flying freehold with the adjacent property. The property is currently un-registered with Land

Registry.

ACCOMMODATION

	sq m	sq ft
Ground Floor	64.7	696
First Floor	51.1	550
Second Floor	14.8	159
Total	130.6	1405

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.

Lowestoft - 10 miles

Norwich - 18 miles

Southwold - 13 miles

POSSESSION & INVESTMENT SUMMARY

The property is currently let to the The Big C Appeal Ltd whose initial tenancy commenced in 2008. Their Tenancy is within the Landlord & Tenant Act 1954 Sections 24-28.

Our understanding of the lease position is that the 2008 lease was initially granted for 10 years and was renewed on the 13th May 2018 for a further 10 years. The lease is a fully repairing and insuring (FRI) lease subject to schedule of condition. Passing rent £12,000, a rent review was due on the 13th May 2021 which has not yet been exercised. The break clause of 12th May 2021 was not exercised. Full details of the lease are available upon request.



SERVICES

Mains electricity, gas, water and drainage connected.

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

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

VAT is not applicable.

ENERGY PERFORMANCE

The property has an Energy Performance Certificate (EPC) rating of D(91). A full copy of the EPC is available on request.

LOCAL AUTHORITY

East Suffolk Council.

RATEABLE VALUE

The property has a Rateable Value of £9,200 from April 2026.

DIRECTIONS

From our Beccles office the property can be found directly opposite.





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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