

To Let: Retail/Office Premises

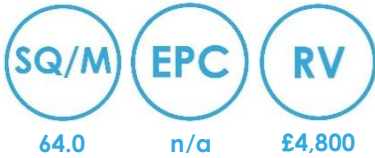
DURRANTS
SINCE 1853



9 Broad Street, Harleston, Norfolk IP20 9AZ

Guide Rent: £7,500 per annum





LOCATION

The property is located on Broad Street in the centre of Harleston, a popular, affluent and attractive market town within the Waveney Valley with an approximate population of 4650 residents (2011 census). The town has a good range of services and amenities with shops, cafes, pubs, restaurants, doctors and schooling up to high school level. Norwich, Ipswich & Diss (mainline train services to London) are located within easy travelling distance by car, as is the Suffolk Heritage Coast, which is classed as an Area of Outstanding Natural Beauty.



DESCRIPTION

In recent years the property has been used as an Osteopath Clinic (formerly D1 use class) and prior to that a hot and cold food takeaway/café premises. The main retail/office space is located on the ground floor with the first floor used for further office space. On the second floor is a further office room/store.

The property also benefits from a small kitchen/teapoint and a wc.



ACCOMMODATION

Net Internal Area

	Sq. m	Sq. ft.
Ground Floor	24.28	261
First Floor	26.04	280
Second Floor	13.77	148
Total	64.09	689



SERVICES

The property benefits from mains electricity, mains water and mains drainage. There is no gas connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)



VIEWING

Strictly by arrangement with the agents.





LEASE TERMS

- Term: From 3 years.
- Commencing Rent: £7,500 per annum.
- Deposit: Three month's rent to be held by the landlord throughout the term.
- Repairs: Internally repairing lease. The tenant is responsible for external decoration.
- Insurance: Landlord insures and tenant pays 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 this transaction.
- VAT: An election has not been made and therefore no VAT is charged in addition to the rent.



DIRECTIONS

From the agents Harleston office proceed along the Thoroughfare, turning right at the end of the "one way" section into Broad Street. Continue for approximately 150 metres and the property will be found on the right hand side.



LOCAL AUTHORITY

South Norfolk Council.

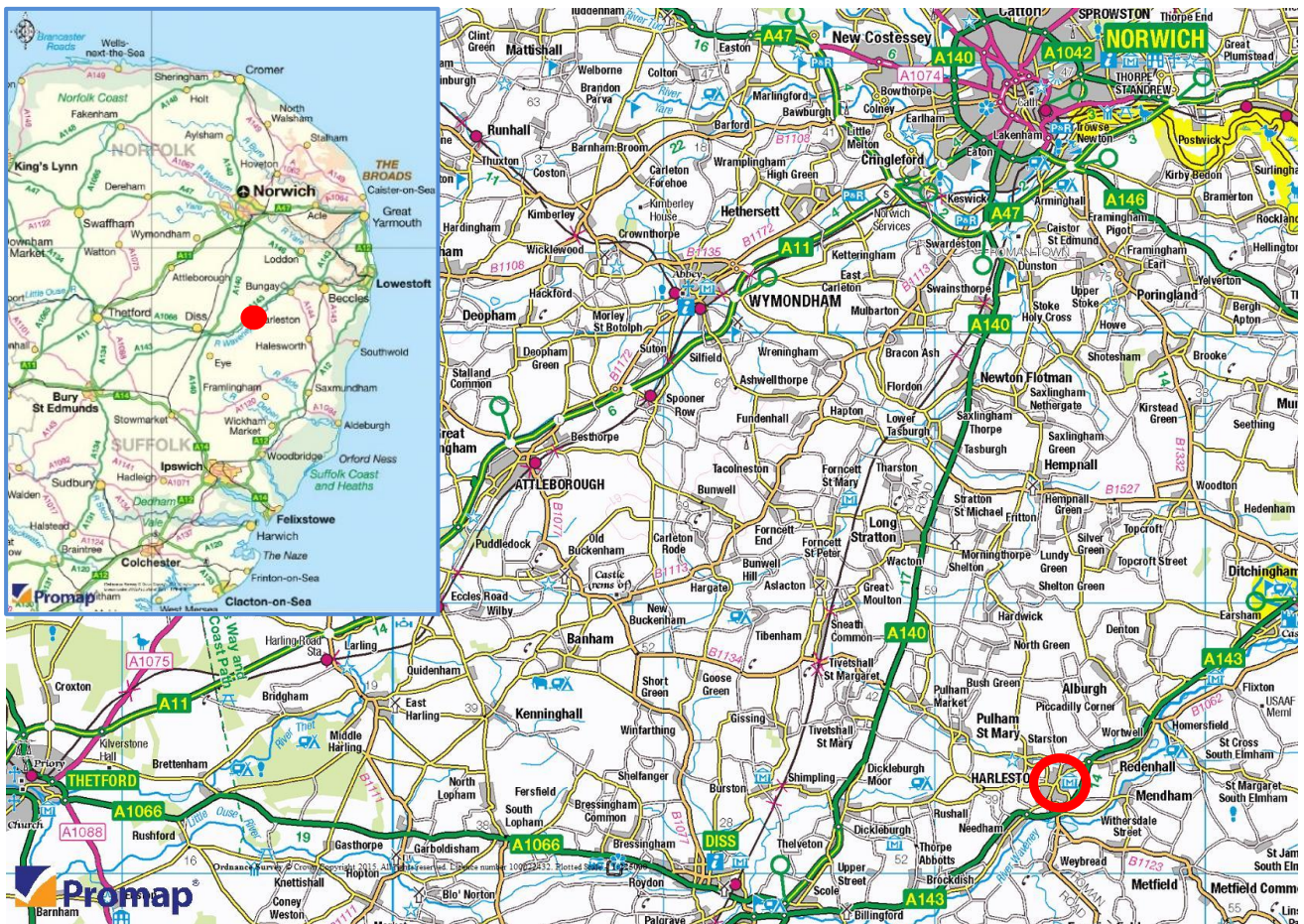


CONTACT US

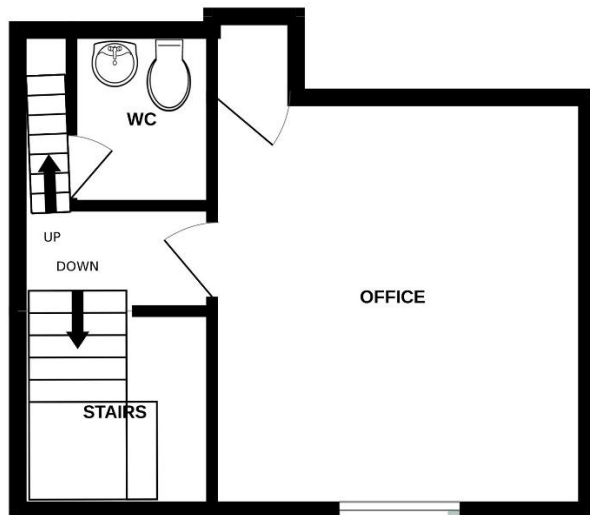
Telephone: 01379 851038

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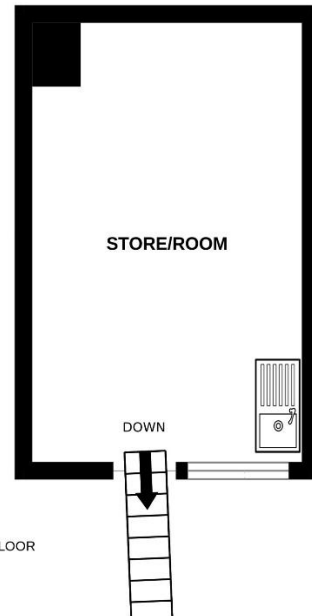
Location Maps



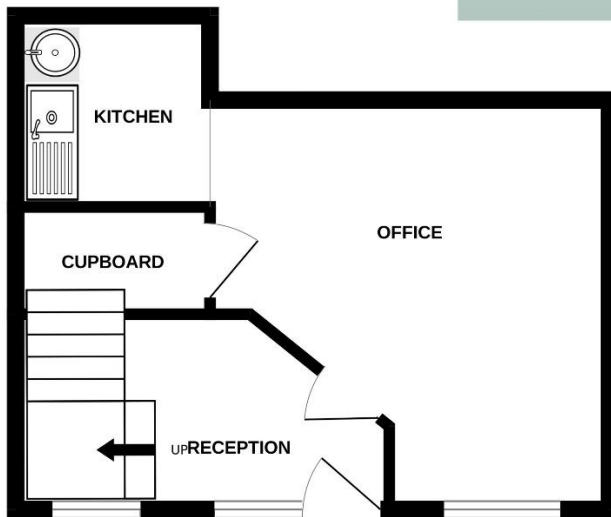
Floorplan



1ST FLOOR



2ND FLOOR



GROUND FLOOR

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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IMPORTANT NOTICE

Durrants and their clients give notice that:

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.