

2 CHURCH STREET
HARLESTON NORFOLK IP20 9BB

To Let: Office / Retail Premises

DURRANTS
SINCE 1853

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To Let : Office / Retail Premises

Guide Rent: £11,000 per annum

Key Features

- Open plan office/retail premises
- Accommodation extending to 72sq.m (772sq.ft)
- Seperate office and kitchen/store
- Excellent glazed frontage onto Church Street
- A 'stones throw' from the Thoroughfare and the Market Place
- Two WC's
- Suitable for a variety of uses



DESCRIPTION

2 Church Street comprises a ground floor retail/office premises, which in recent years has been used as a financial advisors office.

On entering, a small lobby opens out into the main retail/office space which has a glazed frontage onto Church Street, providing an excellent display opportunity. On the right, a door provides access into a separate managers office/store. To the rear of the main office space is a staff kitchen/store room, rear hallway with fire exit and two WC's.

The property could suit both professional office/business users or could be turned into a retail/sales space.

LOCATION

The property is located on Church Street in the centre of Harleston, a popular and affluent market town within the Waveney Valley with an approximate population of 4650 residents (2011 census). The town has

a good range of services 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.

Nearby occupiers include Number 10, Ray Munn Paints and Interiors, JD Young Hotel, Tudor Bakehouse, The Fold, Post Office and a wide range of independent retailers.

ACCOMMODATION

	sq m	sq ft
Retail/Office	53	570
Kitchen/Store	13	138
WCs	6	64
Total	72	772

SERVICES

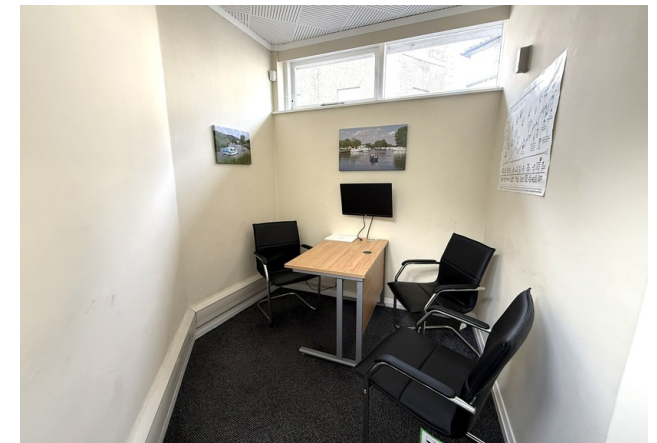
The property benefits from mains electricity, mains water and mains drainage. Gas is not connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LEASE TERMS

The property is available on an internally repairing lease for a minimum initial term of 3 years. 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.

RATEABLE VALUE

The property has a Rateable Value of £7,900 from April 2026. The property therefore sits below the Small Business Rate Relief threshold for eligible occupiers.



ENERGY PERFORMANCE

The property has an Energy Performance Certificate (EPC) rating of E(121). A full copy of the EPC is available on request.

VAT

VAT is not applicable.

LOCAL AUTHORITY

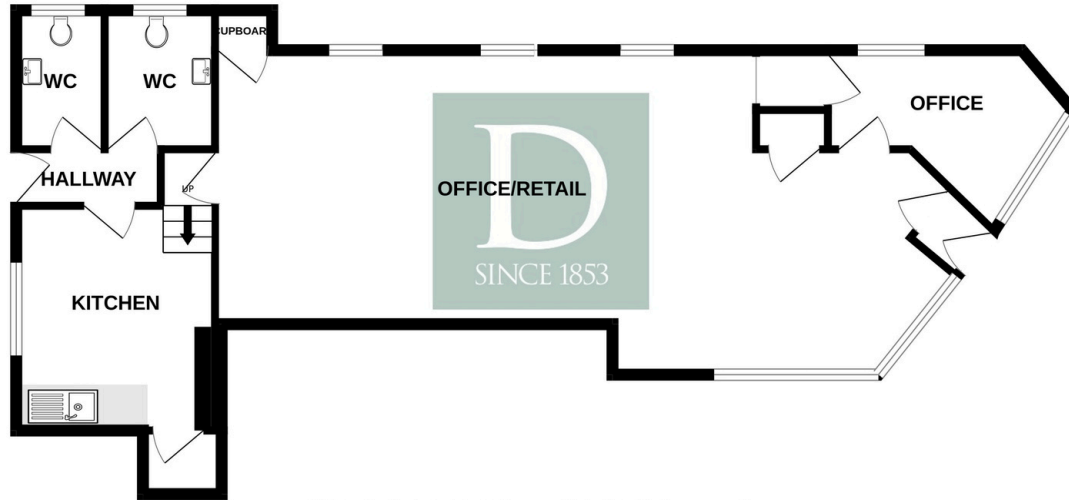
South Norfolk District Council

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 200 metres and the property will be found on the left hand side, just before the Market Place.



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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VIEWING

Strictly by arrangement with the agents.

CONTACT US

Telephone: **01379 851038**

Email: **commercial@durrants.com**



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