



39A SMALLGATE
BECCLES SUFFOLK NR34 9AE

To Let: First & Second Floor Offices

DURRANTS
SINCE 1853

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To Let: First & Second Floor Offices

Guide Rent: £8,500+VAT per annum

Key Features

- Town centre offices
- Offices on first and second floors
- Spacious accommodation
- Recently renovated
- 106.93sq.m (1149.48sq.ft)
- WC, teapoint and storage



DESCRIPTION

This town centre office suite comprises four offices on first and second floors extending to 106 sqm in total.

At street level the front door opens from Smallgate into an entrance hallway where you will find a cloakroom/wc, a meter cupboard and stairs to the first floor.

At the top of the stairs is a small landing with access into two of the offices and a further staircase to the second floor office. Each of the offices include electric points, LED lighting and carpets. Two of the rooms have a series of built storage cupboards and there is a tea point in the rear office.

Note: photographs taken in 2018.

LOCATION

Beccles is a thriving market town with an active community spirit, steeped in history. The picturesque town is situated in the heart of the Waveney Valley

and boasts 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 river frontage onto the Waveney.

39a Smallgate is situated on the edge of the town centre with neighbouring retailers including Fat Face, New Look, Tesco and Cecil Amey amongst others.

ACCOMMODATION

| | sq m | sq ft |
|---------------------|--------|---------|
| Entrance Hall & WC | 9.32 | 100.19 |
| First Floor Landing | 6.22 | 66.86 |
| First Floor Offices | 68.77 | 739.27 |
| Second Floor Office | 19.39 | 208.44 |
| Storage | 3.32 | 34.72 |
| Total | 106.93 | 1149.48 |

SERVICES

Mains water, electricity and drainage are connected. Electric panel radiator heating.

(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 a full repairing and insuring lease for a term of 6 years with a break clause to be agreed. 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.

LEGAL COSTS

Each party to be responsible for their own legal costs. An undertaking may be required at the outset in the event the Tenant withdraws from the process after Solicitors have been instructed.



VAT

VAT is applicable and therefore charged in addition to the rent.

ENERGY PERFORMANCE

The property has an Energy Performance Certificate (EPC) rating of C(73). A full copy of the EPC is available on request.

LOCAL AUTHORITY

East Suffolk Council.

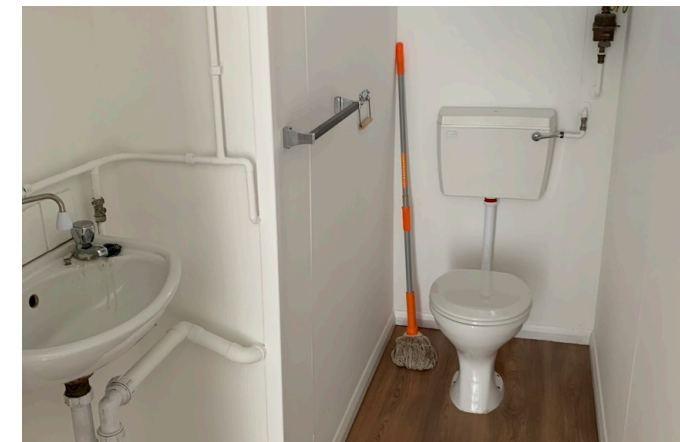
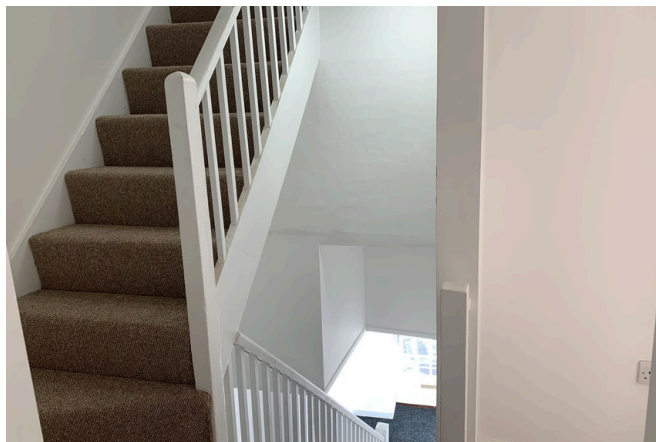
RATEABLE VALUE

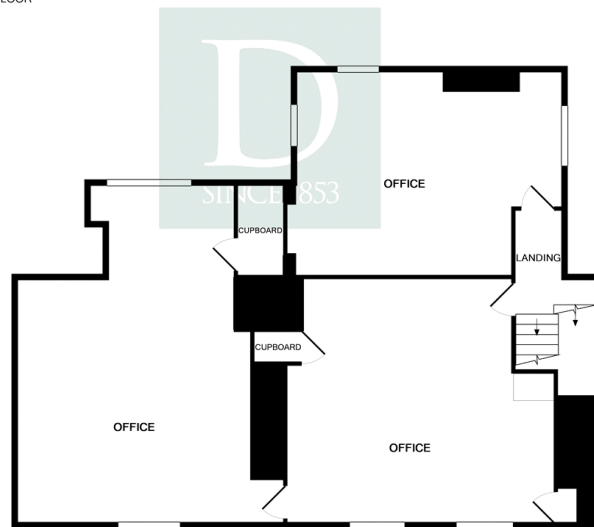
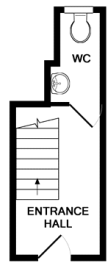
The property has a Rateable Value of £5,700 from April 2026. The property therefore sits below the Small Business Rate Relief threshold for eligible occupiers.

DIRECTIONS

From our office, follow Market Street taking the first left onto Smallgate. Continue up the road passing New Look on your right hand side, where the property will be found just after on the right. premises will be found on the right hand side.

What 3 Words: ///firmly.opts.admiral





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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SINCE 1853

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IMPORTANT NOTICE

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