

8 HUNGATE
BECCLES SUFFOLK NR34 9TL

To Let: Ground Floor Retail/Shop

DURRANTS
SINCE 1853

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To Let : Ground Floor Retail/Shop

Guide Rent: £8,000 per annum

Key Features

- Charming shop/retail premises
- Dual shopfront onto Hungate and Hungate Car Park
- Well located in Beccles town centre
- 52sq.m (563sq.ft)
- Small kitchen & wc
- Suitable for retail or professional services
- Traditional shopfront
- Good passing traffic
- Small business rate relief potential



DESCRIPTION

8 Hungate comprises an appealing and well-positioned ground floor shop/retail premises. The property benefits from a traditional shop front onto Hungate, but also a secondary access and display onto the Hungate Car Park to the rear.

The accommodation comprises two versatile retail areas, connected by a small office/storage space. In addition, there is a small kitchen and WC. The principal retail space faces Hungate, with the smaller retail space to the rear, which faces Hungate Car Park.

ACCOMMODATION

	sq m	sq ft
Retail/Office	47	506
Ancillary	5	57
Total	52	563

LOCATION

The premises occupy a good position on the edge of the retail area of Beccles surrounded by other commercial property and directly opposite Hungate Baptist Church.

Beccles is a thriving market town situated along the Norfolk/Suffolk border, which offers a wide range of services and amenities. The town has a population of 12,000 but serves a much wider catchment population and benefits from a main line railway connection to Norwich, Ipswich and Lowestoft.

SERVICES

The property is connected to mains electricity, mains water and mains foul drainage. No gas is connected.

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

TERMS

The property is available on licence to occupy for a minimum initial term of 3 years. A deposit will be held by the Landlord equivalent to three months rent. The Landlord will insure the premises and recharge the premium to the Tenant.

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 not applicable.

ENERGY PERFORMANCE

To be confirmed.



LOCAL AUTHORITY

East Suffolk Council.

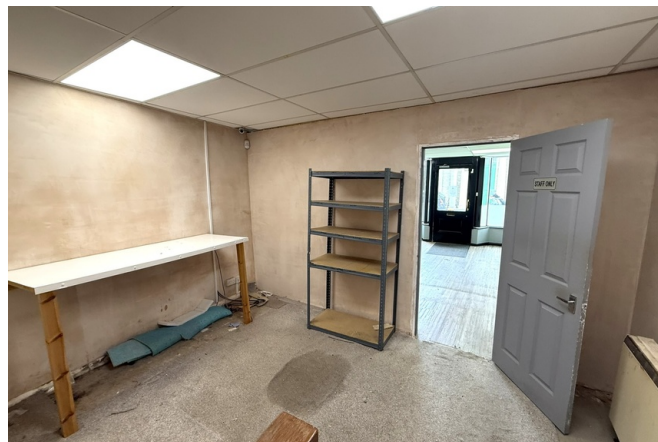
RATEABLE VALUE

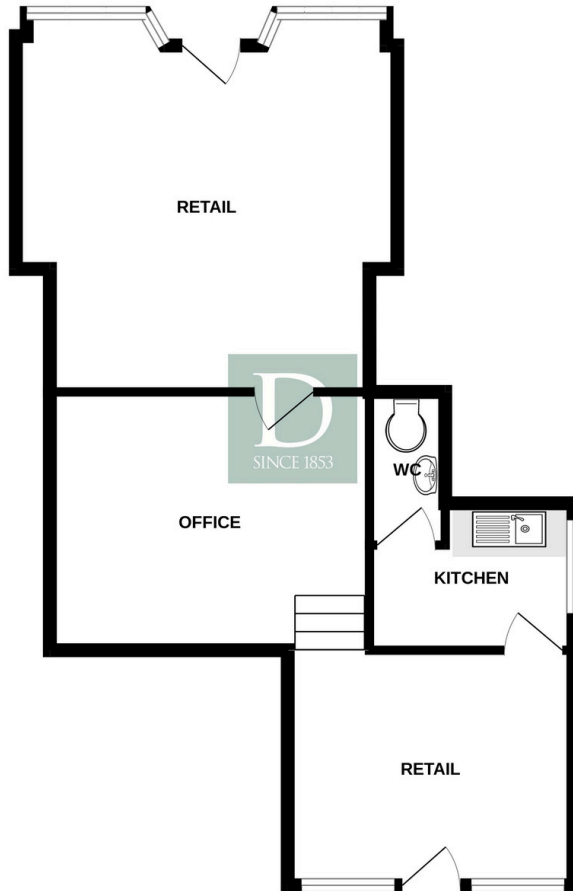
The property has a Rateable Value of £5,200 from April 2026. The property therefore sits below the Small Business Rate Relief threshold for eligible occupiers.

DIRECTIONS

From the Durrants Beccles office, on foot proceed south along New Market. At the Kings Head Hotel, turn left and follow around onto Smallgate. Turn right onto Hungate, where the property will be found on the right hand side after a short distance.

What 3 Words: ///copycat.slouched.gossiping





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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