

OFFICES AT THE OLD POST OFFICE

THE STREET LONG STRATTON NR15 2AH

To Let: First Floor Offices

DURRANTS
SINCE 1853

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Guide Rent: From £4,800 per annum

Key Features

- First floor office spaces
- Located on The Street in Long Stratton
- Prominent position
- Range of sizes and layouts
- Shared kitchen and WC
- Offices from 8sq.m – 25 sq.m
- Ready to move in to





DESCRIPTION

The Old Post Office as the name suggests was the towns Post Office until it relocated within the town over a decade ago. In recent years the premises has been used as a hairdressers and also a shop.

The first floor of the building is now available to let as individual offices. Each office ranges in size and shape, with a total of 4 rooms. The offices share a communal toilet and kitchen facilities.

LOCATION

The property is located to the north of The Street, which is the main commercial/trading location within the town. Long Stratton is a popular Norfolk town that blends traditional rural character with modern convenience. The town benefits from excellent connectivity via the A140, giving easy access to Norwich and Ipswich. Rail links from nearby Diss and Norwich provide direct services to London Liverpool Street.

ACCOMMODATION

	Sq m	Rent PCM
Office 1	25	£500 pcm
Office 2	12	£450 pcm
Office 3	8	£400 pcm
Office 4	16	Let

SERVICES

The property is connected to mains electricity, mains water and mains foul drainage. The property is heated via a shared oil-fired central heating system.

The Landlord recharges the utilities to the Tenants. The utilities cost will vary depending upon the size of the office occupied.

TERMS

The offices are available on individual tenancies. 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.

VAT

VAT is not applicable.

ENERGY PERFORMANCE

The property has an Energy Performance Certificate (EPC) rating of C(57). A full copy of the EPC is available on request.

LOCAL AUTHORITY

South Norfolk Council.







RATEABLE VALUE

Business Rates are not currently payable but will be the responsibility of the Tenant if they fall due. However, we anticipate Small Business Rate Relief may be available to eligible occupiers.

DIRECTIONS

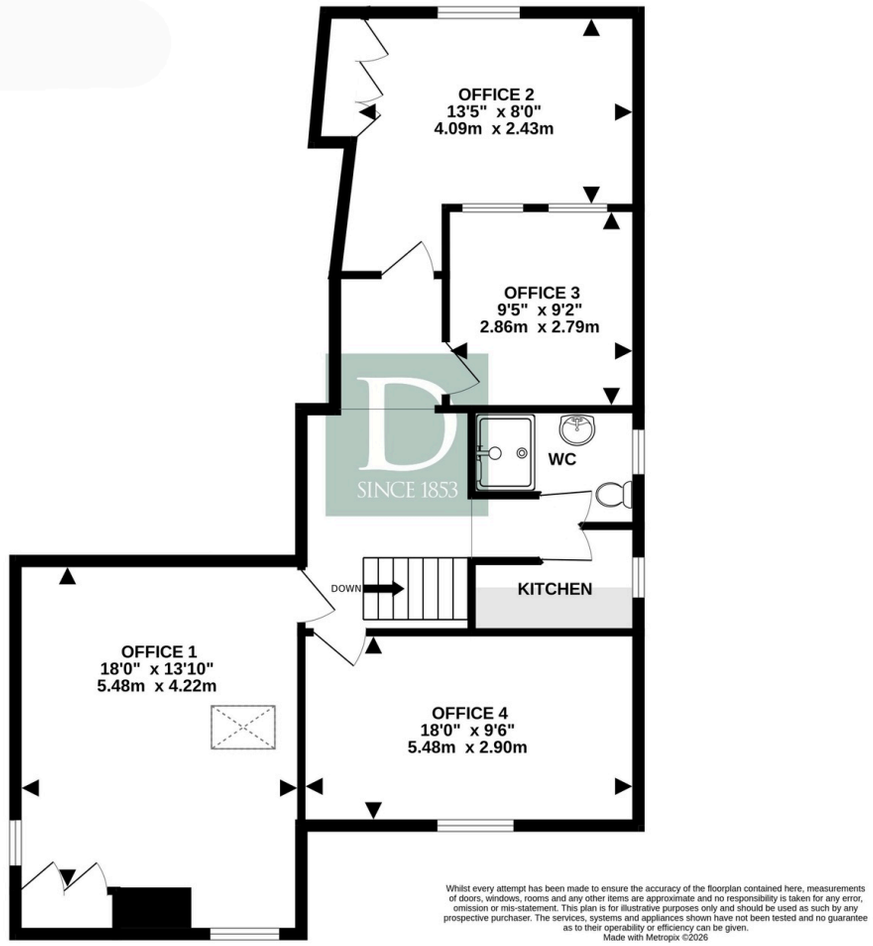
On entering Long Stratton from the A140, proceed into the town and onto The Street. The property will be found on the left-hand side, just after the Queens Head Public House.

What 3 Words: ///rental.power.publisher









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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