

REAVAILABLE AFTER ABORTIVE NEGOTIATIONS

Former Bookmakers with Planning Permission in place for Restaurant / Takeaway use

47 High Street

Haverhill

CB9 8AH



LOCATION

The property is located in a central location within the High Street, Haverhill. Haverhill is an expanding market town 18 miles southeast of Cambridge and 18 miles southwest of Bury St Edmunds.

Nearby occupiers include: Clarks, Card Factory, The Works, Iceland, Greggs, Boots and numerous independent operators.

DESCRIPTION

The property comprises a self contained building arranged over Ground and First Floor comprising the following areas:

Ground Floor	131.5 sq m	1,416 sq ft
First Floor	66.14 sq m	712 sq ft

There is also a rear yard for servicing and parking.

LEASE

A new full repairing and insuring lease for a term of years to be agreed.

RENT

A commencing rent of £35,000 pax.

RATES

Rateable Value £29,750 pax

UBR (23/24) 49.9 p

Interested parties are advised to liaise with the local charging authority (West Suffolk Council – 01284 757000) for verification purposes.

EPC

Available on request.

VIEWING

Strictly by sole agent:

Anthony Williams

Tel: 020 7459 4806

Email: anthony@fourprop.co.uk