

## **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
Fist Floor	66.14 sq m	7 12 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

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