

E Class Building—TO LET

Retail/Office/Restaurant/Day Nursery/Medical + other uses STPP

4 Bridge Street, Thetford, Norfolk IP24 3AB

**Boddy &
Edwards**



Use Class: E (Business Use)

Lease: New FRI Lease

Rent: £ROA

Size: Approx. 7,859 sq ft/ 730 sq m (Total Approx. NIA)
Plus Large car park to rear

EPC Rating: Retail: C (58) [LINK](#)

Rateable Value: £24,500 [LINK](#)



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KEY BENEFITS:

- **Attractive Grade II Listed building with accommodation over basement, lower ground, upper ground, first and second floors totalling Approx. 7,859 sq ft (730 sq m)**
- **Large carpark to rear with approx. 17 parking spaces, plus garage building**
- **Located in a highly visible position on Bridge Street**
- **Close to high street (King Street) shops and amenities including Thetford Railway Station and multiple car parks**
- **New Lease available directly with landlord on terms to be agreed**
- **Would suit Retail/Office/Restaurant/Medical practice & Veterinary surgery/Children's Day Care and Gym/fitness uses. Other uses considered subject to change of planning use.**

In accordance with RICS Code for Leasing Business Premises 1st edition, February 2020, we recommend all interested parties seek professional advice from a qualified Surveyor, Solicitor or licensed Conveyancer before entering into a business tenancy.



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Regulated by RICS

SUBJECT TO CONTRACT

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