



**ROCHE**

Retail

Retail Unit, Hingham Road, Great Ellingham, Attleborough, NR17 1HY

Retail To Let | 2,863 sq ft

New-build retail store and associated warehousing, offices & parking - Available on a new 15 year term

# Retail Unit, Hingham Road, Great Ellingham, Attleborough, NR17 1HY

## Location

Great Ellingham is conveniently located 2 miles north of Attleborough town centre and the A11. The village has a public house, with further retail and leisure facilities available in Attleborough.

The property (to be constructed) is located to the north of the village and is within a new housing development known as Bowsfield.

## Description

The proposed property is a retail store with associated warehouse, offices and welfare facilities.

The consented property will be constructed with timber cladding, around a portal frame with customer parking to the front elevation.

## Key Points

- New-build store within housing development
- Customer parking
- Consent for a retail store with associated warehouse, offices and welfare facilities

## Planning & Uses

The property has consent for a retail store.

## Rent

The rent is on application and subject to the final specification.

## Anti-Money Laundering

In accordance with the latest Anti Money Laundering (AML) legislation, the tenant will be required to provide proof of identity and address to the agents prior to solicitors being instructed.

## Terms

The property is available by way of a new effectively full repairing and insuring lease for a minimum term of 15 years with 5-yearly RPI linked rent reviews.

## Summary

- Business rates: The property will require rating once works are completed.
- Service charge: n/a
- Legal fees: Each party to bear their own costs
- Lease: New Lease
- Terms: The property is available on a full repairing and insuring lease for a minimum term of 15 years

## Further information

- [View details on our website](#)

## Contact & Viewings

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