

PRELIMINARY DETAILS



**35 King Street**

Thetford, IP24 2AX

**Substantial retail property  
over ground & first &  
basement floors with  
prominent return frontage**

**3,593 sq ft**  
(333.80 sq m)

- Suitable for retail, leisure or a variety of Class E uses
- Ground floor sales area of 2,047 sq ft
- First floor office & ancillary areas of 1,191 sq ft
- Prime town centre location

Summary

Available Size	3,593 sq ft
Rent	£42,500 per annum
Rates Payable	£17,340.25 per annum
Rateable Value	£34,750
Service Charge	£0.71 per sq ft Estimated service charge. More details on application.
VAT	Applicable
Legal Fees	Each party to bear their own costs. The ingoing tenant will be required to provide an undertaking for abortive costs.
Estate Charge	N/A
EPC Rating	B (42)

Description

The property comprises a four story building formally occupied by Lloyds bank. The ground floor benefits from a double frontage with glazing on to King Street, while offering well presented open plan, retail space throughout. The property has basement storage as well as first floor offices which could also be used for treatment or medical purposes. The property is well situated close to Tanner Street public car park and the cinema development.

Location

Thetford is a historic market town in the Breckland District of Norfolk, situated on the A11 between Norwich and London. The town centre is concentrated around King Street and the Market Place, extending into surrounding thoroughfares such as Riverside Walk, Castle Street, White Hart Street, Magdalen Street, Cage Lane, and Minstergate.

The property is situated on the corner of King Street & Riverside Walk in the busy shopping area of the town centre amongst other retailers, pubs, restaurants and leisure occupiers.

Accommodation

The accommodation comprises the following areas:

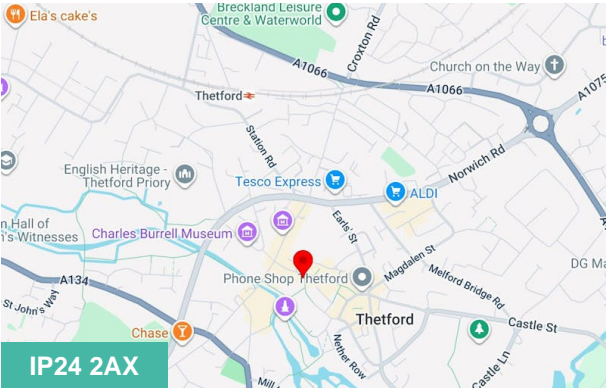
Name	sq ft	sq m	Availability
Ground - Sales	2,047	190.17	Available
1st - Office, stores & welfare	1,191	110.65	Available
Basement - Ancillary	355	32.98	Available
Total	3,593	333.80	

Joint Agents

For further information contact Hazells on 01284 702626 or our joint agents:

Robinson Layer LLP

Contact: Steven Harvey  
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Email: sjh@robinsonlayer.co.uk



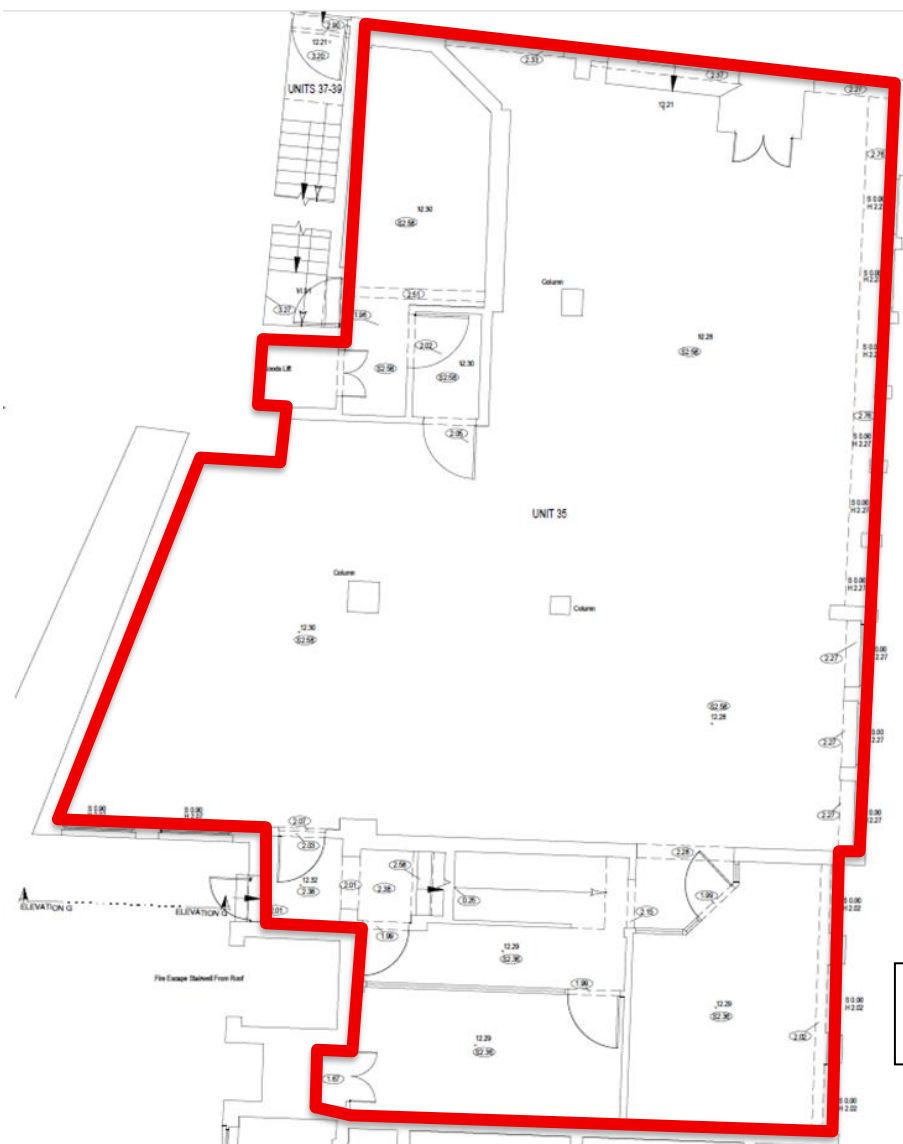
Viewing & Further Information

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Ground floor sales plan –  
indicative only

