

West Suffolk Property Services

West Suffolk House, Western Way, Bury St Edmunds,
Suffolk, IP33 3YU

Tel: 01284 757372

Email: property.services@westsuffolk.gov.uk

33-35 High Street, Haverhill, Suffolk



- 332.21 sq m (3,576 sq ft)
- Self-contained detached premises
- Prominent town centre location
- Suitable for and consideration will be given to a range of uses (subject to planning)
- Private Parking for up to 6 cars

To Let

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Address:	33-35 High Street, Haverhill, CB9 8AF, Suffolk
Location:	<p>Haverhill is a fast-expanding town with a population of around 27,000 in the 2011 census. It is located approximately 17 miles southeast of Cambridge, close to the Suffolk, Essex, and Cambridgeshire borders. The town has good industrial base and road links via the A1307 to the A11 and the national motorway network beyond.</p> <p>The property is located on the high street, within the heart of the town centre, offering a prime retail location. The property has the potential for a variety of uses.</p>
Use and description:	<p>A detached self-contained building arranged over basement, ground and first floor, formerly occupied by HSBC bank.</p> <p>The former banking hall still includes the banking desks and screens but stripped out could provide a spacious sales or activity area, with two offices to the rear.</p> <p>The first floor comprises three good sized rooms a kitchen and WC facilities.</p> <p>A small basement area allows for additional storage.</p> <p>The property benefits from up to six car parking spaces to the rear.</p>
Rent:	£35,000 per annum exclusive
Floor Areas	<p>The property has the following approximate net internal floor areas:</p> <p>Ground floor: 174 sqm (1,873 sqft) Basement: 56 sqm (605 sqft) First floor: 102 sqm (1,098 sqft) Total: 332 sqm (3,576 sqft)</p>
ITZA ground floor area	96.7 sqm (1041 sqft)
Terms:	Leasehold on terms to be agreed.
Services:	The property is connected to mains gas, electricity, water, and drainage.
Business rates:	<p>The premises are currently assessed as follows: Rateable value: £30,750 Rates payable 2023/24 £15,344pa based on the current UBR of 0.512. Small business rate relief may be available providing 100% exemption. All interested parties are advised to make their own enquiries at Valuation Office Agency - GOV.UK (www.gov.uk)</p>

Use and planning:	The property was previously used as a bank and subsequently falls under Class E of the Town and Country Planning (Use Classes) Order 1987. (Amended 2020) Class E allows for a variety of alternative uses including retail, hospitality, indoor recreation, office, clinic or creche all of which may suit the premises. Interested parties are advised to make their own enquiries of West Suffolk Council Planning Planning enforcement complaint or enquiry - Location details - West Suffolk Councils Electronic Forms (achieveservice.com) .
Legal costs:	Each party to bear their own legal costs.
Viewing:	Strictly by appointment only. To arrange a viewing, please contact: Property Services – 01284 757372.
EPC:	The property has a current rating of E (106). A copy of the certificate is available upon request.

West Suffolk Property Services being vendor or lessor of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of West Suffolk Property Services, has any authority to make or give representation or warranty whatsoever in relation to this property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax: March 2023.

Location Plan



Back view of the building:



Back view of the building:



Part of the banking hall on the ground floor:



One of the rooms on the first floor:

