

TO LET

6 Gloucester Road, Haverhill, CB9 8JN



NEIGHBOURHOOD PARADE SHOP APPROX 645 SQ FT

Suitable for A1 and A2 and other uses STPP

Unit to be refurbished ahead of occupation

Available to let on terms to be agreed

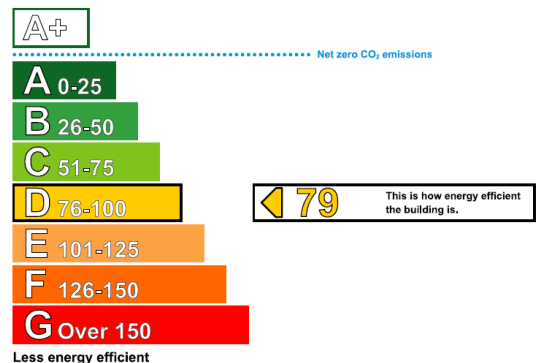
Customer parking to front

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

- i 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;
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- iii No person in the employment of West Suffolk Property Services, has any authority to make or give any representation or warranty whatsoever in relation to this property
- iv Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax: March 2019.

- ADDRESS:** 6 Gloucester Road, Haverhill, CB9 8JN
- USE/DESCRIPTION:** The shop is located on Gloucester Road in the heart of the Clements Estate in Haverhill. The Estate is accessed off Greenfields Way and Gloucester Road
- The shop is located on the ground floor and forms part of a neighbourhood parade. Occupants along the parade includes convenience store, hairdressers and takeaway.
- RENT:** £5,000 per annum
- LEASE TERMS:** The unit is available for lease on terms to be agreed.
- SERVICES:** Mains drainage, water & electricity are all believed to be connected to the unit. Interested parties are however advised to make their own enquiries to the relevant service providers.
- DEPOSIT:** A rental deposit will be required.
- INSURANCE:** The Landlord will insure the units and re-charge the building insurance premium to Tenants. Tenants should arrange contents insurance for their own business goods, fixtures and fittings.
- BUSINESS RATES:** The Rateable Value is £3,450 (2017). Small Business Rates Relief may be available. Small business rates relief may be available. To enquire or request an application form for small business rate relief, please contact the Anglia Revenues Partnership www.angliarevenues.gov.uk or telephone 01842 756568.
- SERVICE CHARGE:** The Tenant will reimburse the landlord a fair and reasonable proportion of the service charge
- USE / PLANNING:** Interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use.
- VAT:** The premises are opted for VAT
- LEGAL COSTS:** A payment of £350 plus VAT will be required to cover Landlords Legal fees and surveyors costs to arrange a new lease.
- VIEWING:** Strictly by appointment only. To arrange a viewing, please contact: Property Services - 01284 757372

EPC The EPC rating of the unit is 79, which falls within band D. A copy of the certificate is available upon request.



West Suffolk Property Services

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

Tel: 01284 757372

Email: property.services@westsuffolk.gov.uk



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