



TOWN CENTRE RETAIL UNIT

12 Market Place

Mildenhall, Bury St. Edmunds, IP28 7EF

Large Town Centre Retail Unit With First Floor

7,469 sq ft
(693.89 sq m)

- Prominent Town Centre Location
- Available from January 2024
- Close to national retailers
- Ground and first floor accommodation
- Suitable for Retail, Leisure or Other Class E Uses (stp)
- Rent on Application

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Summary

Available Size	7,469 sq ft
Rateable Value	£50,500 Based on the 2026 valuation, coming into effect in April.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (73)

Location

Mildenhall is a busy market town with access from the A1101. The property is located in the heart of Mildenhall town centre on the northern side of Market Place Precinct and close to the main town centre car parks serving the High Street, close to national occupiers including Lloyds Pharmacy, Heron Foods, Scrivens Opticians, Card Factory, KFC, Dominos Pizza and Coral.

Description

The unit is of brick construction beneath a tiled mansard flat roof. Access into the unit is by way of a full height aluminium display window incorporating double entrance doors. There is a canopy over the entrance area.

Internally the retail area is arranged over ground and first floors with goods lift and ancillary storage to both floors. Toilets and a small kitchenette are located on the first floor. There is a central staircase providing customer access from the ground floor to the first floor retail space. The retail areas have carpeted floors whilst ancillary areas have concrete or vinyl floors. There is fluorescent strip lighting throughout. A rear goods door is provided from a small shared exterior loading yard.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales Area	3,602	334.64	Available
Ground - Ancillary	471	43.76	Available
1st - Sales	2,382	221.30	Available
1st - Ancillary	1,014	94.20	Available
Total	7,469	693.90	

VAT

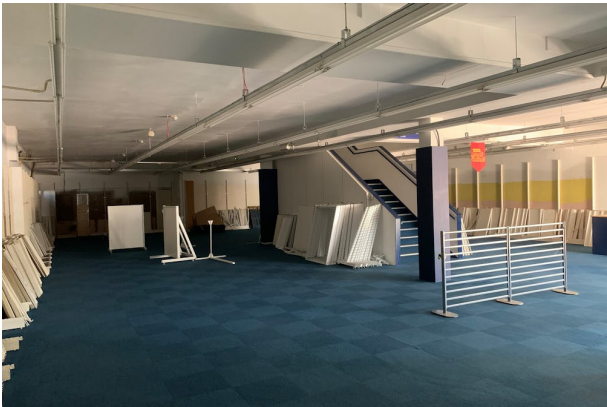
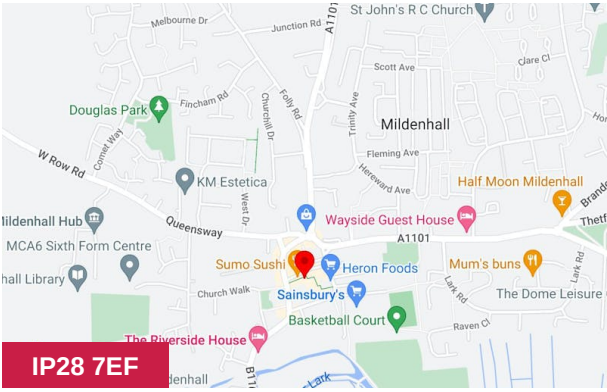
All figures quotes are subject to VAT at the prevailing rate.

Service Charge

The unit is subject to a service charge to cover the costs of maintenance and upkeep of the Precinct's walkways, landscaping and Common Areas. Further details are available from the agents. The service charge for the year up to 31/12/2023 is £8,358 per annum plus VAT

Planning

The unit currently has Class E (Retail) consent but other uses may be considered by the Landlord subject to consent and any consents from the Local Authority.



Viewing & Further Information



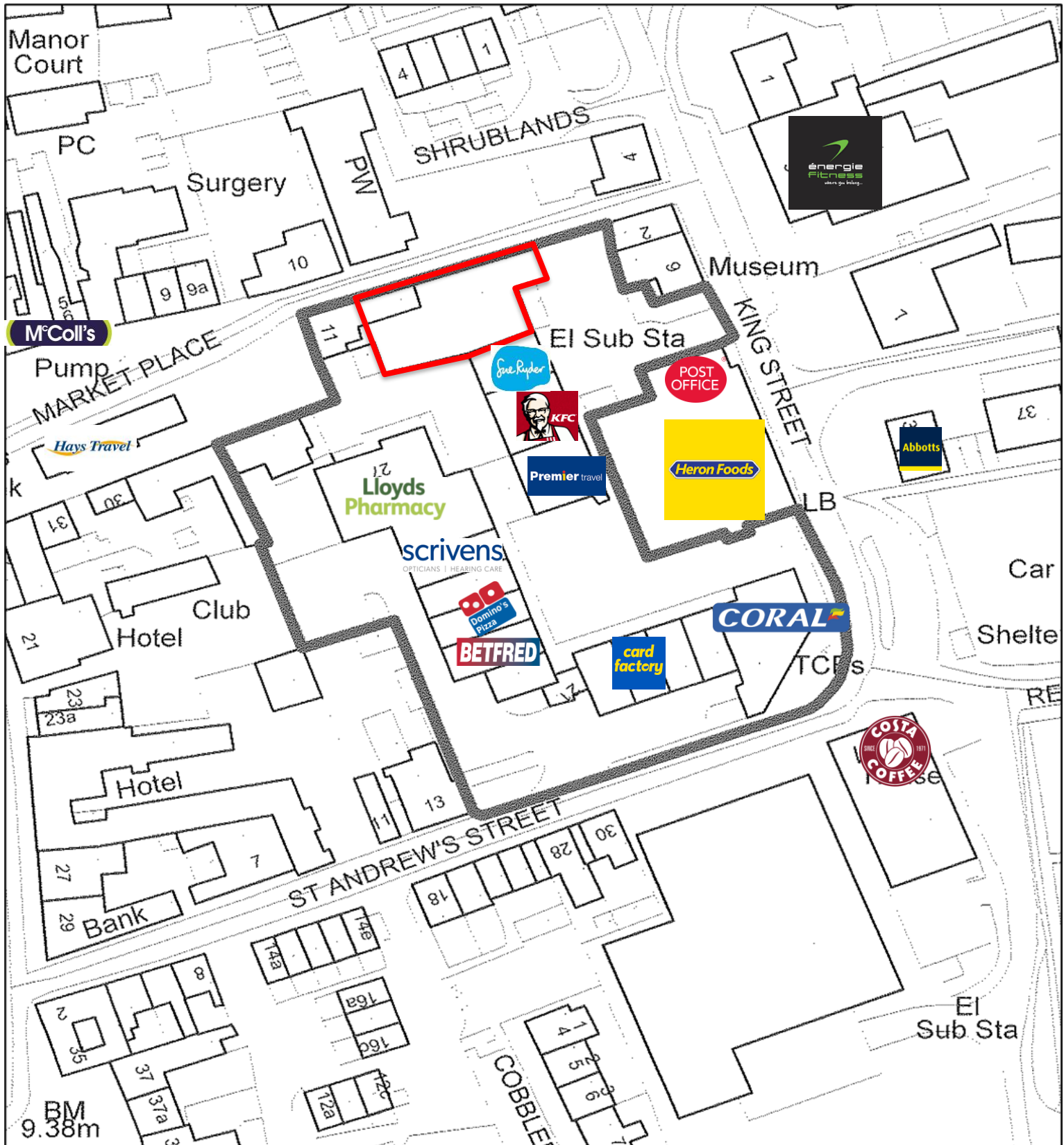
Richard Pyatt
01284 702626 | 07717758492
richard@hazells.co.uk



Francis Britton
01284 702626
francis@hazells.co.uk



Adam Palombo
01284702626
adam@hazells.co.uk



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