

RETAIL UNIT

to let

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- Situated within walking distance of town centre
- Residential location close to recreation ground
- Subdivided ground floor retail unit
- 2 car parking spaces
- Not suitable for restaurant or take - away use

**Recreation Road
Haverhill
Suffolk
CB9 8BH**

New lease £7,000 pa



COMMERCIAL

Location

The property is situated within walking distance of the centre of Haverhill in what is primarily a residential location close to the recreation ground. Haverhill is a thriving and expanding town with a large industrial base and excellent local services - shopping, schooling and recreational amenities. The town falls within the Borough of St. Edmundsbury and is located approx 16 miles from Cambridge, with its associated high technology phenomenon, and 12 miles from the market town of Saffron Walden.

The property

This comprises a ground floor unit, sub divided towards the centre section, in a relatively high profile situation, fronting Recreation Road.
Note: No take away facilities or restaurants will be considered.

Accommodation

Ground floor retail unit

Front shop (access via double doors, flanked by display windows either side) Tiled walls and corner sink.
25'0" frontage (approx) x 14'0" depth

Preparation room (access via double doors from the shop) 25'0" x 17'6"

Rear lobby with toilet and cloakroom facility

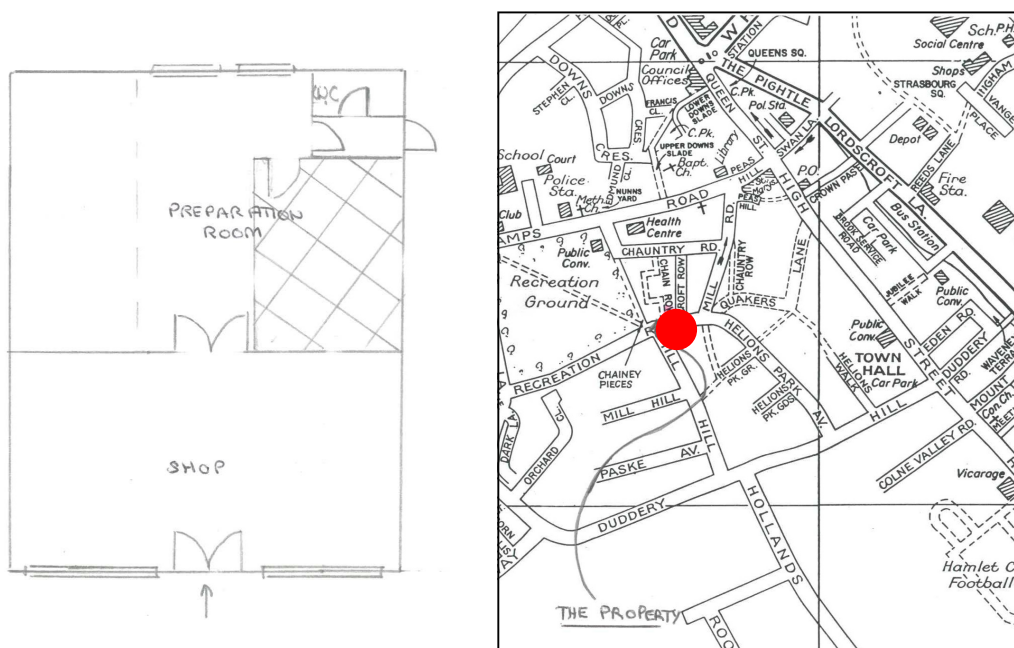
Outside

Two car parking spaces to the front of the holding being included within the demise.

Terms

New lease of generally flexible duration but preferably in the order of 6 or 9 years, subject to a 3 year rent review pattern at an annual rent of £7,000 p.a. to be payable quarterly in advance by bank standing order.

The incoming tenant will be responsible for normal costs such as electricity, water, business rates etc. with each party responsible for their own legal costs incurred in the transaction. There is an annual management charge of £500.00 p.a. and VAT chargeable if applicable.



Note

Services are untested and no warranty is given that they are operable. Plans are **not** to scale and are for identification only.
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