



# ROCHE

## Retail

## Thetford | IP24 3QL

### Unit 5, Forest Retail Park

# RETAIL WAREHOUSE TO LET

## OPEN A1 CONSENT

#### Location

Thetford is a strategically placed market town lying on the A11, approximately equidistant between Norwich and Cambridge. The A11 provides direct dual carriageway access to the M11 linking to London and the A14 which bisects the country between Ipswich and the Midlands.

Thetford has an urban population of approximately 22,000 and a district population of 121,000 persons.

Forest Retail Park is the principal retail park in Thetford and also benefits from a substantial influx of passing traffic utilising the A11. The park totals approximately 115,000 sq ft and is anchored by **Sainsbury's Superstore**, whilst other occupiers include **B&Q**, **Currys**, **Carpentryright**, **Pets at Home** and a new **Sports Direct**.

#### Description and Accommodation

This property is arranged over ground and mezzanine floors having the following approximate floor areas:

Ground Floor GIA	7,500 sq ft	704.85 sq m
Mezzanine GIA	2,000 sq ft	210.70 sq m

#### Tenure

The property is available on a new full repairing and insuring lease, for a term of 15 years, subject to 5 yearly upward only rent reviews.

#### Rent

Upon application.

#### Service Charge

A service charge is applicable to the unit. Further details are available upon request.

#### Energy Performance Certificate (EPC)

The property has an Energy Performance rating of D (89). A full copy of the certificate is available upon request

#### Rates

The Valuation Office Agency website indicates that the 2017 Rateable Value is **£62,000**. This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from either Breckland Council (Business Rates: 01842 756568), or via [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates) which includes a rates payable calculator.

#### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

#### Plant and Equipment

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

#### Viewing

Strictly by appointment through the sole agent:

Roche Retail:

**Contact: Adrian Fennell**

Tel: 01603 756334

Email: [adrian.fennell@rochesurveyors.co.uk](mailto:adrian.fennell@rochesurveyors.co.uk)

#### SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

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## 01603 619876

[www.rochesurveyors.co.uk](http://www.rochesurveyors.co.uk)

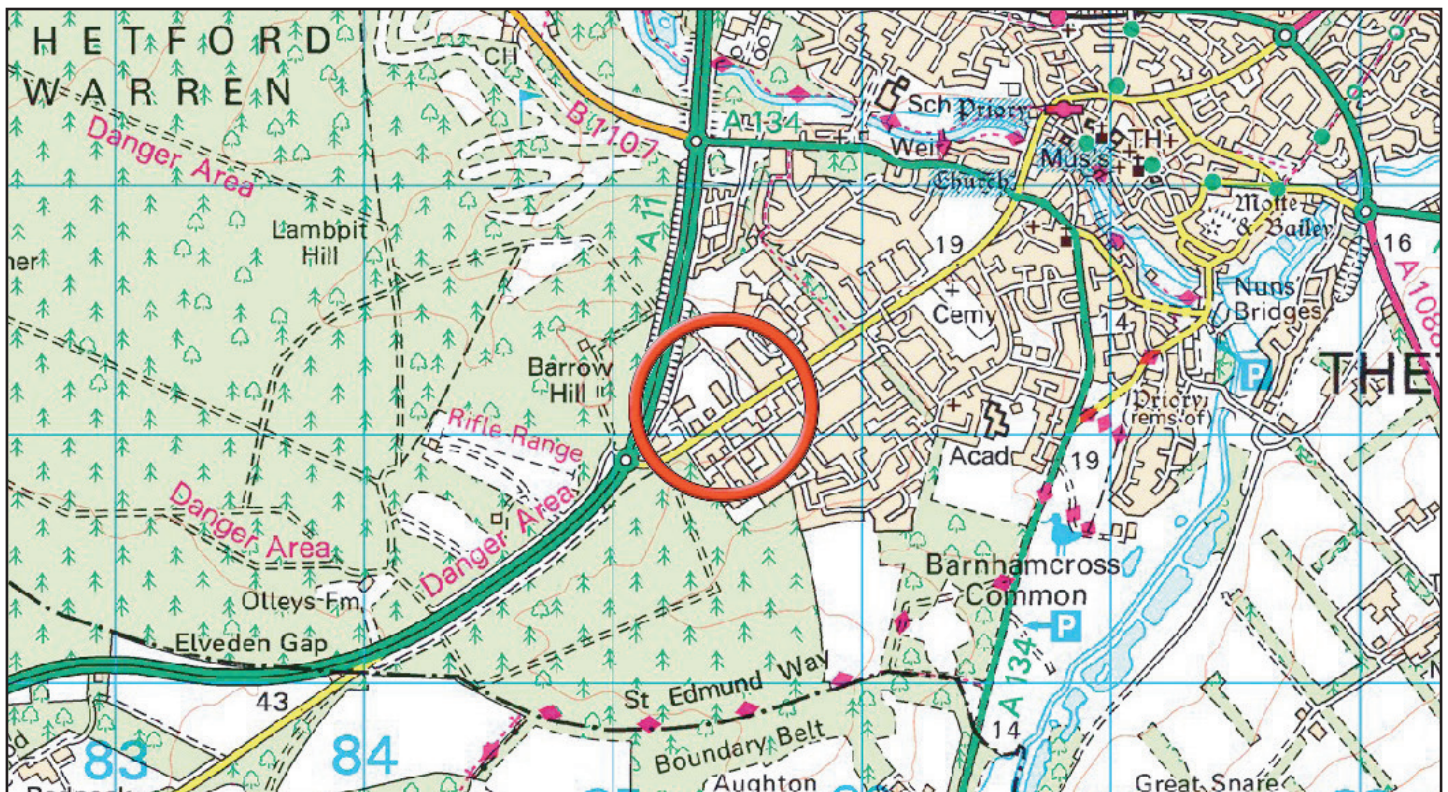
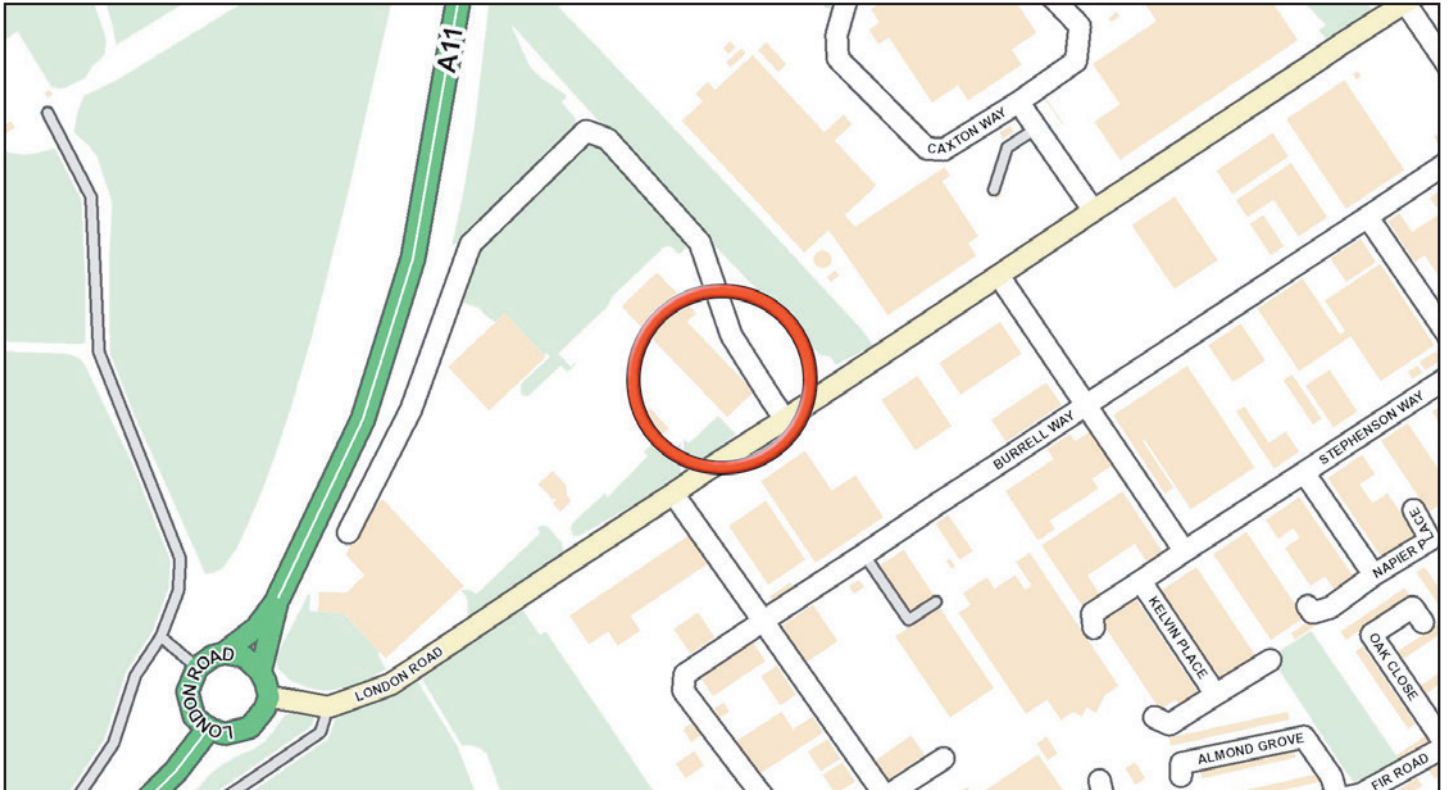


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