

On the Instruction of Barclays Bank

Assignment or Sublease

BRANDON, 10/12 High Street, Brandon, IP27 0AL



Location

Brandon is a small town situated in Suffolk. It is located 30 miles north east of Cambridge and 35 miles south west of Norwich. The town lies in the A1065 from Mildenhall to Fakenham whilst Brandon railway station has an hourly service to Cambridge and Ely to the West and to Theford and Norwich in the East.

The property is located in the town centre on the main High Street that forms the pitch area for the town.

Description

The property comprises a retail banking hall on ground floor with further ancillary offices at the rear. There is a strong room in the basement and staff facilities and ancillary on first floor. There is also a car park to the rear providing up to 5 spaces.

Viewing

By appointment via this office:

Adam Caplan

t: +44 207 182 2650

e: adam.caplan@cbre.com

Accommodation

Ground Floor	200.7 sq m	2,161 sq ft
First Floor	99.8 sq m	1,075 sq ft
Basement Floor	52.5 sq m	565 sq ft
Total	353 sq m	3,801 sq ft

Tenure

The premises are available by way of an assignment of the existing lease expiring June 2027. There is a tenant break option on June 2022.

CBRE Limited

www.cbre.co.uk/retail

Date of Issue November 2018

Passing Rent

£22,500 per annum exclusive.

Rates

We understand that the current Rateable Value is £25,250 and the Rates Payable are £12,120 per annum. The UBR for 2018/2019 is 48.0p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

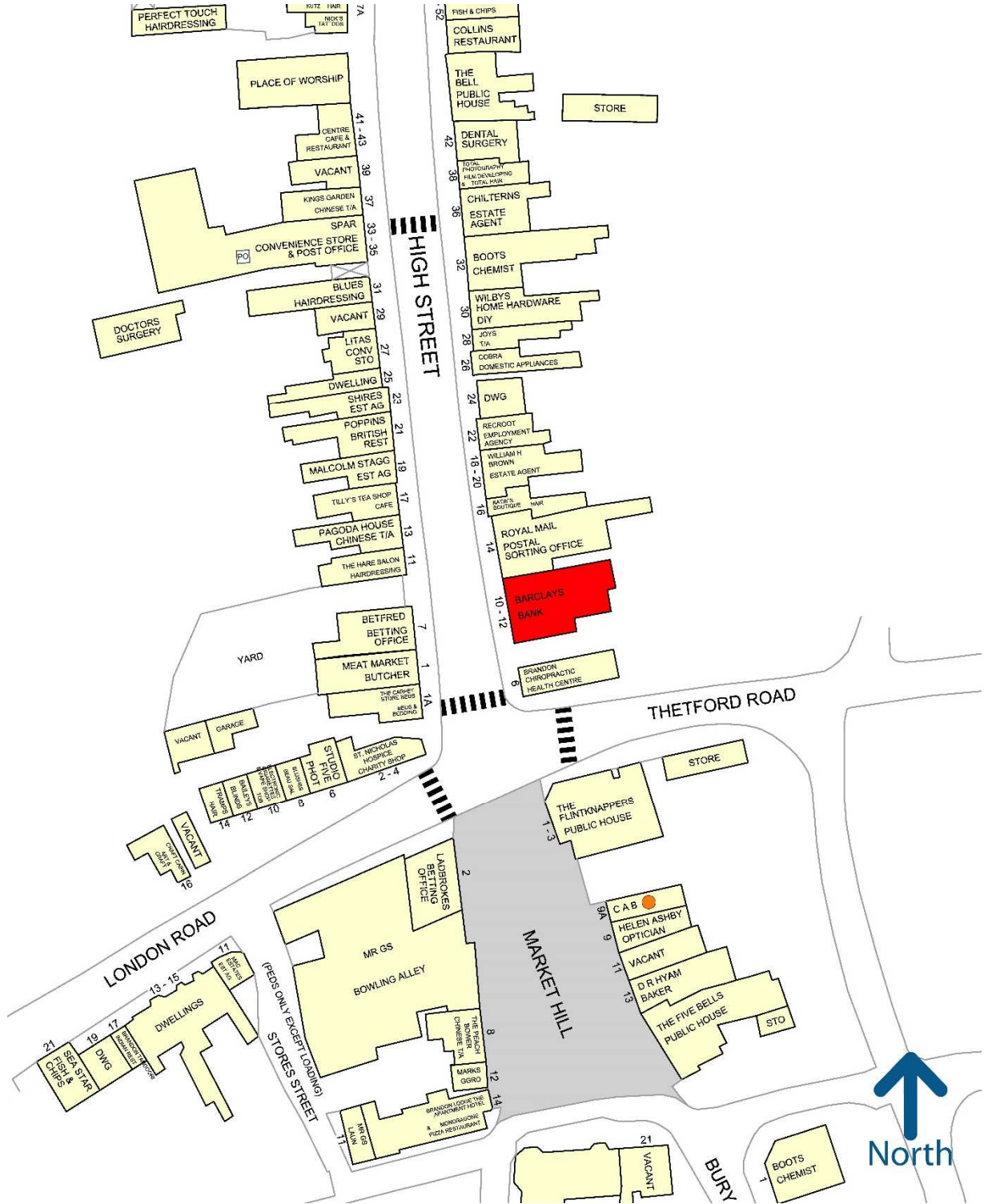
EPC

Available upon request.

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