

12 Market Place
Mildenhall
Bury St Edmunds
Suffolk
IP28 7EF



**Town Centre
Convenience Store
TO LET**

Ground Floor 3,892 sq ft

First Floor Office/Storage/Prep areas 3,344 sq ft

Rear loading and parking

Approximate Total Net Internal Area 7,236 sq ft

LOCATION

The property is situated in Market Place at the heart of Mildenhall's main shopping precinct. The unit is located next door to the Nationwide Bank and opposite Lloyds Pharmacy. Other nearby occupiers also include KFC, Cardfair and Age Concern. The town also benefits from holding a weekly market on Fridays.

The precinct is very accessible and benefits from having an abundant amount of free parking.

Mildenhall is a busy market town which is accessed from the A1101. There is also excellent access to the A11, providing convenient routes between Norwich and the A14/M11.

The town also has a thriving industrial estate close by which is growing in popularity due to the recent arrival of Marshalls SV who have taken occupation of the 118,530 sq ft Galaxy building in Hampstead Avenue. Marshalls SV is under contract to support MAC (UK) to manufacture 6,500 support vehicles for the British Armed Forces. In addition to their own employees this contract has created 50 local jobs in Mildenhall.

Mildenhall is home to the USAF military base and the town centre is regularly frequented by personnel and their dependants.

DESCRIPTION

A modern brick built shop premises with an aluminium shop front, double doors and return frontage. The sales area benefits from a suspended ceiling with recessed lighting, air conditioning and a ceramic tiled floor. At the rear of the property is an ancillary/storage area with sliding delivery doors leading to a shared loading yard and a small separate storage building. In addition there is a goods lift leading to the first floor and managers office, staff room, kitchen area, male and female WC's.



The first floor is accessed via a rear staircase and has open storage and prep areas. There are also separate offices, male and female WC's.

ACCOMMODATION

The premises comprise the following net internal areas:-

<u>Floor</u>	<u>Use</u>	<u>Sq ft</u>	<u>m²</u>
Ground	Sales Ancillary	3,892	361.56
First	Offices & Ancillary	3,344	310.65
Total Approx Net Internal Area		7,236	672.22

LEASE

The premises is available on a new lease on terms to be agreed.

RENT

Offers in the region of £55,000 per annum exclusive

VAT

The rent is subject to VAT in accordance with current legislation.

SERVICE CHARGE

The tenant will be responsible to pay a service charge for the upkeep of the landlords common parts. Further details available from the agents.

RATING

The VOA web site confirms the following rateable value:
Shop and Premises £44,750.

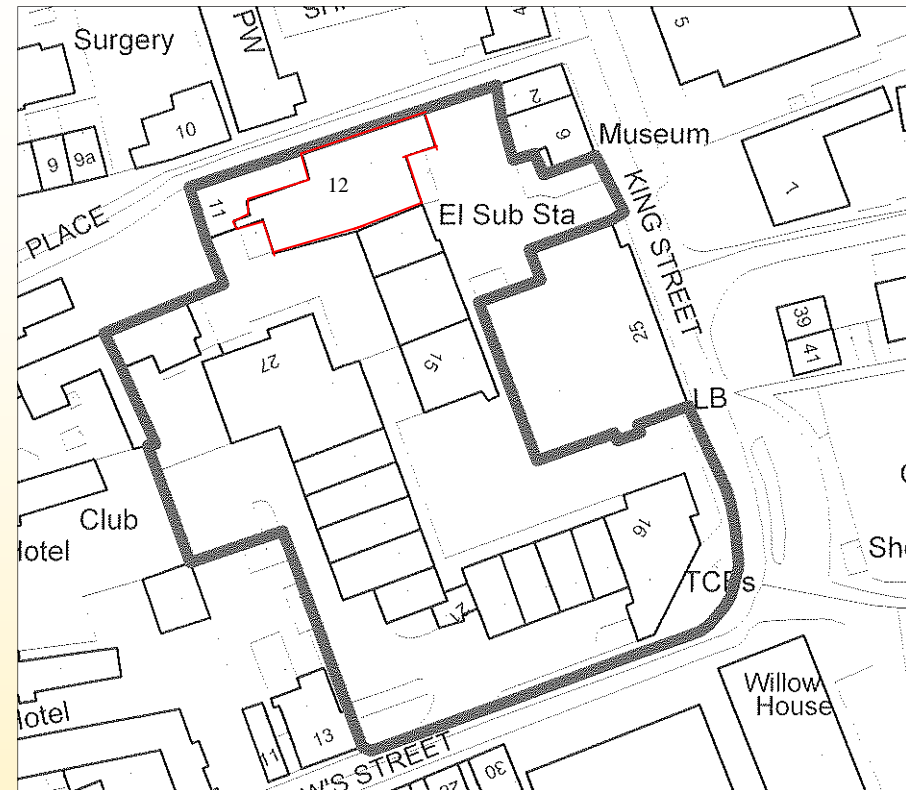
For information on how much you pay please see
www.mybusinessrates.gov.uk

LEGAL COSTS

The ingoing tenants will be required to provide an undertaking to pay the Landlord's abortive legal costs in the event they withdraw from the transaction once solicitors are instructed. Each party will be responsible for their own costs on completion.

www.hazellsonline.co.uk

LOCATION PLAN



VIEWING & FURTHER INFORMATION

Contact sole letting agents:

Huw Jones MRICS huw@hazellsonline.co.uk or
Jonathan Lloyd MRICS jonathan@hazellsonline.co.uk

The Annexe, Short Brackland, Bury St. Edmunds, Suffolk IP33 1EL. Tel: 01284 702626. Fax: 01284 769636

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