



# CP

THE CULSHAW  
PARTNERSHIP

COMMERCIAL PROPERTY  
SPECIALISTS  
ESTABLISHED 1976  
REGULATED BY THE RICS

## BUNGAY

14 MARKET PLACE  
NR35 1AW

### LOCATION

Bungay is an attractive historic market town in the county of Suffolk, situated on the edge of the Norfolk Broads with a population of approx. 5,000.

The property is in a prime location in the centre of this popular market town.

### ACCOMMODATION

Arranged on ground, first and second floors, providing 775 ft<sup>2</sup> of retail with a further 535 ft<sup>2</sup> plus WC and kitchen on the first floor and another 340 ft<sup>2</sup> on the second. In addition there is a sizeable and very useable dry basement.

### TENURE

Premises are available on a new lease for a minimum of 5 years on Full Repairing and Insuring terms.

## TO LET LOCK UP SHOP

### RENT

£15,950 pa

### RATES

Rateable Value: £ 12,500

Rates Payable: £ 6,000 (2018/2019)  
through verbal enquiries to Waveney Council. May be subject to SBR please make your own enquiries).

### LEGAL COSTS

The new tenant to be responsible for the landlord's legal costs in connection with preparation of the lease.

### VIEWING

Strictly through landlords agents, please contact 01572 822791 for further information.