



## 3 ANCHOR PLACE THETFORD IP24 3AQ

### LOCATION

Thetford has excellent road communication via A11 and A14 to Cambridge, 34 miles to the southwest and to Norwich which is 31 miles to the northeast. There is a regular rail service to Norwich, Cambridge, Kings Cross, Birmingham via EMR and Greater Anglia.

The unit is in a prominent location adjacent to **Snap Fitness Health Club** and **Travelodge**, **The Light Cinema**, and a 60 space carpark immediately adjacent to the building. **Thetford Grammar School** and **The Bell Hotel** are in proximity.

### ACCOMMODATION

The property provides 2,249 sq ft accommodation and has the following approximate net internal areas:-

<b>Sales:</b>	1,765 sq ft	163.97 sq m
<b>Rear ancillary:</b>	211 sq ft	19.60 sq m
<b>Kitchen:</b>	164 sq ft	15.23 sq m
<b>WC's</b>	109 sq ft	10.12 sq m

### TENURE

**Flexible lease terms**     **Short term lettings considered**

**Rent on application**

\*Subject to covenant status

### SERVICE CHARGE

We understand there is a minimal annual service charge of approximately £1.00 psf ex VAT.

FRANCIS  
**DARRAH**  
Chartered Surveyors

**UNIT TO LET –  
SUITABLE FOR A VARIETY  
OF USES**

**Ready for immediate  
occupation**

**Business Incentives  
Available\***

### RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a current rating assessment of £14,250 with effect from 1 April 2023. Interested parties are advised to make their own enquiries.

### PLANNING

Planning consent has been granted for the following uses:-

Class F1(a)

Class E (b) (food establishment), and drinking establishment (bar, pub), hot food takeaway (sui generis).

### ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of B. Further details are available upon request.

### LEGAL COSTS

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

### VIEWING

Strictly by appointment through joint sole agents:-

**Francis Darrah Chartered Surveyors**

Contact: Carol Cooper

Tel: 01603 666630

Email: [carol@fdarrah.co.uk](mailto:carol@fdarrah.co.uk)

**SUBJECT TO CONTRACT**

November 2024

Francis Darrah Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof.

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**RETAIL**

