

Ground Floor Shop - Haverhill, CB9

TO LET

Unit B, 3 High Street,
Haverhill, Suffolk, CB9 8AA

Harston & Co

For more information call us
on 020 3371 0061



Highlights

- Ground floor lock up shop in prime location on High Street, Haverhill
- A1 retail use, although alternative uses will be considered (STPP)
- Approximately 4,536 square feet (421.6 square metres)
- Available with a new lease and no premium
- EPC Rating - C

Location

Haverhill is an attractive market town in Suffolk next to the borders with Essex and Cambridgeshire. It lies 16 miles south-east of Cambridge and 16 miles south-west of Bury St Edmunds. The building is situated on the High Street opposite Haverhill Market Square and close to the junction of Swan Lane, Queens Street and Camps Road. The town centre bus station is 0.2 miles to the east of the property providing a number of different routes for the local community. Access to the A11 is 11 miles to the west which in turn provides access to the M11.

The property is located within the Haverhill (Queen Street) Conservation Area but the building itself is not listed. Immediately opposite the application site is the St Mary's Church and associated grounds creating a focal point for the area. Nearby occupiers include Peacocks, W H Smith, Costa Coffee, Boots and Holland & Barrett.

Description

A ground floor retail unit that was most recently occupied by Argos. We are informed that the approximate gross internal area is 4,536 square feet (421.6 square metres). The property would suit a range of uses (STPP) and the internal configuration allows for a flexible layout.

The sizes have been provided by the landlord and all interested parties are advised to rely on their own measured surveys.

Business Rates

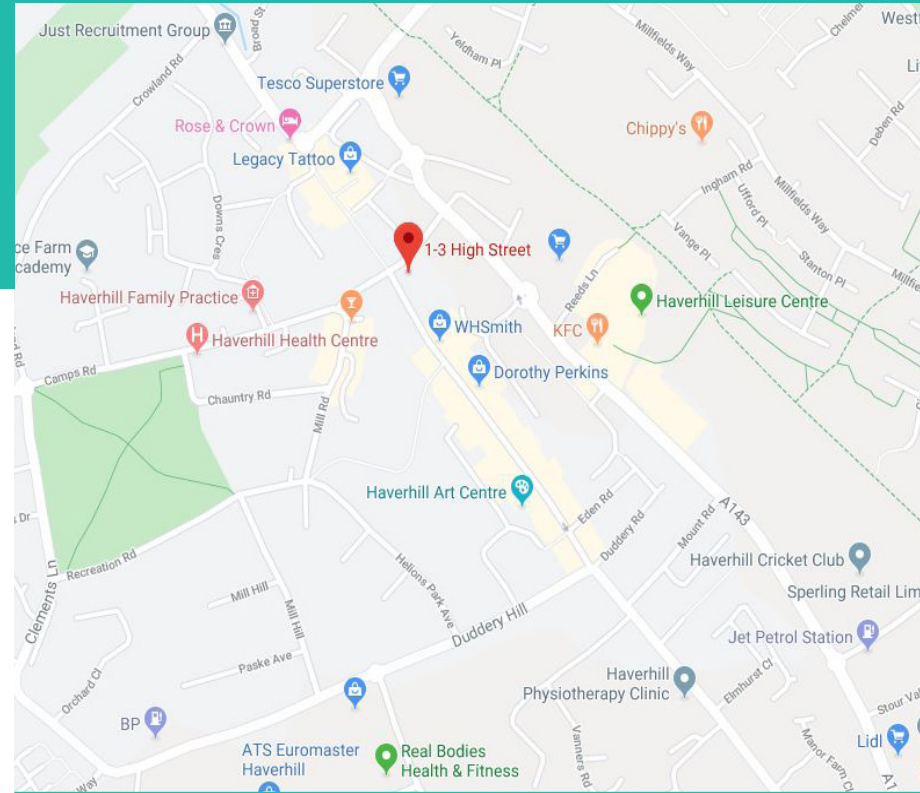
The property will need to be re-valued due to recent reconfiguration. All interested parties are advised to enquire with West Suffolk Council business rates department on 01284 763233.

Terms

The property is available on a new lease at £37,500 per annum with further terms to be agreed. All negotiations are strictly subject to contract.

Viewings

Strictly by appointment through sole agents Harston&Co.



Rent:

£37,500 per annum

Harston&Co

[harstonandco.co.uk](https://www.harstonandco.co.uk)

020 3371 0061

info@harstonandco.co.uk

[@harstonandco](https://www.instagram.com/harstonandco)

Aldgate Tower, 2 Leman Street, London, E1 8FA

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