



jamescommercial
property consultants

22 High Street | **Haverhill** | **Suffolk** | **CB9 8AR**
PRIME SHOP WITH FIRST FLOOR TO LET

22 High Street | Haverhill | CR9 8AR | SHOP WITH FIRST FLOOR TO LET

- ground & first floor
- 145.39 m² (1,565 ft²) approx
- 'e' use class
- rent: £29,500 per annum
- town centre location
- alternative uses considered

DESCRIPTION

Prime mid terrace shop (a former travel agency), arranged over the ground floor and first floors.

We understand that the premises currently benefit from the new 'E' Use Class. Alternative uses will be considered.

LOCATION

Situated in a prominent position on High Street, between Quaker's Lane and Helions Walk, in the town centre of Haverhill.

Neighbouring occupiers include; Iceland, Barclays, British Heart Foundation, Greggs, Clarks, The Works, Clintons Cards, YMCA, Savers Health & Beauty, Poundland and Betfred, together with a good mix of other independent and local traders.

Audley End mainline railway station is approximately 15 miles away, providing services to Stanstead Airport, Cambridge North and London Liverpool Street.

There are also buses serving the area located on Duddery Hill.

ACCOMMODATION

Ground	111.48 m ²	1,200 ft ²	
First	33.90 m ²	365 ft ²	
Total	145.39 m²	1,565 ft²	NIA

TENURE

A new Full Repairing and Insuring Lease is being offered, on terms to be agreed.

BUSINESS RATES

We understand that the current rateable value is £27,250. Please contact West Suffolk Council on 01284 757000 to confirm what amount is actually payable per annum.

VIEWING

By appointment through sole letting agents: -

James Commercial | info@jamescommercial.co.uk | 020 7127 8781



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