Steel & Co
COMMERCIAL PROPERTY SERVICES



Unit 4, Taylor Square

Beccles | Suffolk | NR34 9AT

Annual Rental

£40,000 + VAT

- Prime location in Beccles with high footfall and visibility.
- Large shop frontage ideal for attracting passing customers.
- Opposite public parking and a busy bus stop.
- Side loading access for convenient stock and deliveries.
- Includes WC facilities, office, and staff areas.
- Cleared and ready for immediate occupancy.
- Redevelopment Potential





Your commercial property foundation for success



Square Meterage: Approx 482m² | Rateable Value: TBC | EPC Rating: D

An exceptional opportunity to secure a prominent and versatile ground floor retail unit in the heart of Beccles, a vibrant and historic market town. Formerly occupied by Iceland Foods Ltd, this substantial unit benefits from a prime position directly opposite the Tesco superstore, with public parking and a busy bus stop nearby—ensuring excellent visibility and consistent footfall.

The property offers approximately 4,965 sq ft (461.25 sq m, STMS) of open-plan space that has been cleared and is ready for immediate occupation. The layout includes several ancillary rooms to the rear and a corridor linking to the adjoining Unit 4A, all of which can be reconfigured or removed to suit the tenant's requirements. Owing to its generous size, the premises may also be subdivided into up to three smaller units of around 1,700 sq ft each (STMS), providing flexibility for a variety of occupiers.

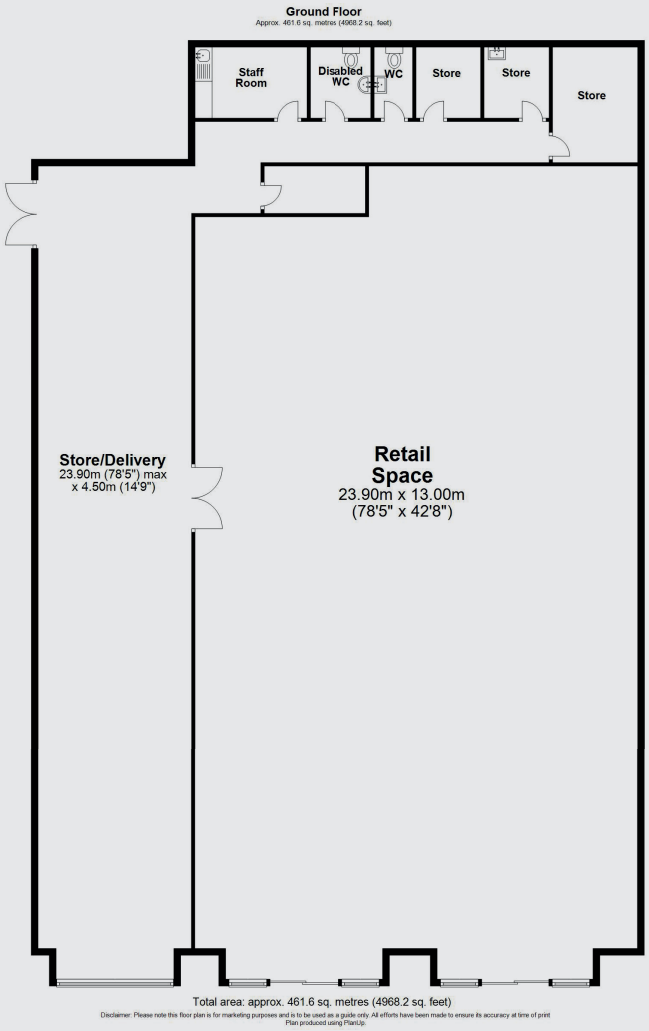
This well-located and adaptable property presents a rare opportunity for businesses seeking to establish or expand their presence in one of Suffolk's most popular market towns.

Key Features

- **Prime Town Centre Location:** Thriving commercial area with strong passing trade
- **Excellent Visibility:** Opposite Tesco, close to public parking and bus routes
- **Expansive Shop Frontage:** Ideal for retail display and customer engagement
- **Flexible Layout:** Open-plan space ready for bespoke fit-out or reconfiguratio
- **Loading Access:** Side access available for deliveries and stock management
- **Staff Facilities:** Includes WC, office, and staff areas
- **Use Class E:** Suitable for retail, business, or hospitality uses
- **Redevelopment Potential:** Subject to necessary planning consents
- **VAT Applicable:** VAT will be chargeable on the rent
- **Available Immediately**

If you wish to view this property or require any further information please contact us on 01502 446000

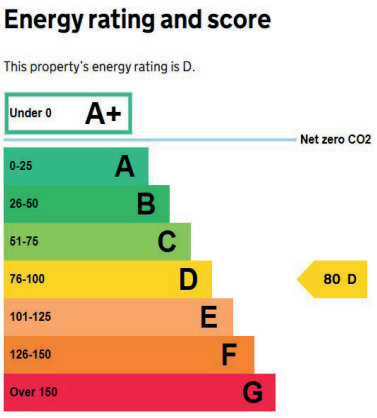
Floor Plans



Additional Information

- **Rent:** £40,000 Per annum + VAT
- **Oppertunity to aquire a substantial unit in the heart of Beccles**
- **Service Charge Payable**
- **Lease Terms:** New lease available on flexible terms, subject to negotiation

Energy Efficiency Rating



Subject to Contract

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Steel and Co do not guarantee the accuracy of these particulars, dimensions, permission for use or references to condition which are for the guidance of prospective tenants or purchasers and do not constitute the whole or part of an offer. Prospective tenants or purchasers must satisfy themselves as to the suitability of the premises and conduct their own due diligence. Application fees may apply.

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