



Unit 3, Taylor Square

Newgate | Beccles | Suffolk | NR34 9QB

Annual Rental

£17,500

- Prime town centre location in the heart of Beccles, opposite Tesco Superstore.
- Extending to approximately 4,965 sq ft (461.25 sq m STMS) of versatile retail accommodation.
- Prominent retail unit with excellent visibility to both pedestrians and passing traffic.
- Large open-plan sales area, cleared and ready for immediate occupation
- Flexible internal layout with ancillary rooms and storage offering scope for reconfiguration.
- Suitable for a wide range of commercial uses, including retail, leisure and service providers.
- Excellent accessibility with nearby public parking and a bus stop, generating strong footfall.
- Rare opportunity to secure a substantial commercial premises in a thriving historic market town.





Square Meterage: Approx 319m² | Rateable Value: £22,500 | EPC Rating: B

An outstanding opportunity to acquire a highly prominent and adaptable ground floor retail unit, ideally positioned in the very centre of Beccles—one of Suffolk's most attractive and well-frequented historic market towns.

Previously occupied by Angling Direct, this substantial premises occupies a prime trading location directly opposite the Tesco superstore, benefiting from excellent visibility to passing traffic and pedestrians alike. The immediate vicinity is further enhanced by convenient public parking and a nearby bus stop, ensuring strong and consistent footfall throughout the day.

Extending to approximately 3,295sq ft (306.1 sq m, STMS), the property provides a generous open-plan retail area that has been cleared and prepared for immediate occupation, offering a blank canvas for incoming tenants. To the rear are a series of ancillary rooms, WC and storage areas, and the second floor offers a second large retail or storage space along with a convenient storage cupboard. These elements offer significant scope for reconfiguration, alteration, or removal, allowing the space to be tailored to a wide range of operational requirements.

Overall, this is a rare chance to secure a versatile and well-located retail premises in a thriving market town environment, ideal for businesses looking to establish a strong presence or expand within a proven retail destination.

Viewings are strictly by appointment only. For further information or to arrange a viewing, please contact Steel & Co.

Key Features

- Prime town centre location in the heart of Beccles, a thriving and well-established Suffolk market town.
- Highly prominent retail position directly opposite the Tesco superstore.
- Excellent visibility and footfall from passing pedestrians and vehicular traffic.
- Generous open-plan retail area, cleared and ready for immediate occupation.
- Excellent opportunity for investors or owner-occupiers seeking dual income potential
- Ancillary accommodation to the rear, including rooms, WC and storage areas.
- Flexible layout with reconfiguration potential, subject to any necessary consents.
- Versatile premises suitable for a wide range of retail, leisure and service-based occupiers.
- Convenient nearby amenities, including public parking and a bus stop.

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

Floor Plans



Additional Information

- **Rent:** £17,500 Per annum + VAT
- **Versatile space in the heart of Beccles Town Centre**
- **New Lease available - Flexible Terms**

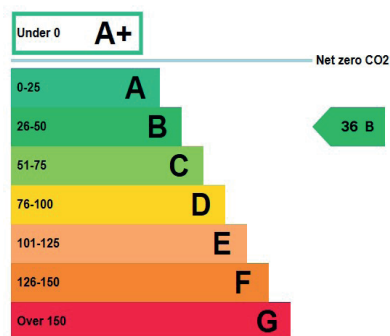
Applicable Fees

- Administration Fee: £360 (inc VAT)
- Compliance & ID Verification Charge: £30 (payable to our 3rd Party HIPLA)
- Deposit (Typically ranging from 1-3 months rent)
- 1st months rent upfront
- Lease fee - £675 + VAT only payable if Steel & Co are instructed to prepare the lease

Energy Efficiency Rating

Energy rating and score

This property's energy rating is B.



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.

Steel & Co
COMMERCIAL PROPERTY SERVICES

92 High Street Lowestoft
Suffolk NR32 1XW

T 01502 446000

E info@steelandco.co.uk

www.steelandco.co.uk