



THE HAT HOUSE / THE OLD CLUB HOUSE

The Street, Euston, Thetford

VERSATILE COMMERCIAL / RETAIL PREMISES

Offers around £1,250 pcm

157.8 sq m

Approx. floor area

EPC C (65)

Energy rating

Parking

Included

Character, flexibility and far more space than first meets the eye

A rare opportunity to occupy an attractive and surprisingly spacious commercial property in a prominent main-road position in the heart of Euston village. Historically the old Club House and most recently home to The Hat House of Euston, the building is a little like Pandora's box - the accommodation extends much further than the frontage suggests.

The layout is exceptionally adaptable, combining a large open-plan showroom / main commercial area with additional offices or treatment rooms, kitchen facilities, separate male and female WCs, storage and a substantial first-floor room.



At a glance

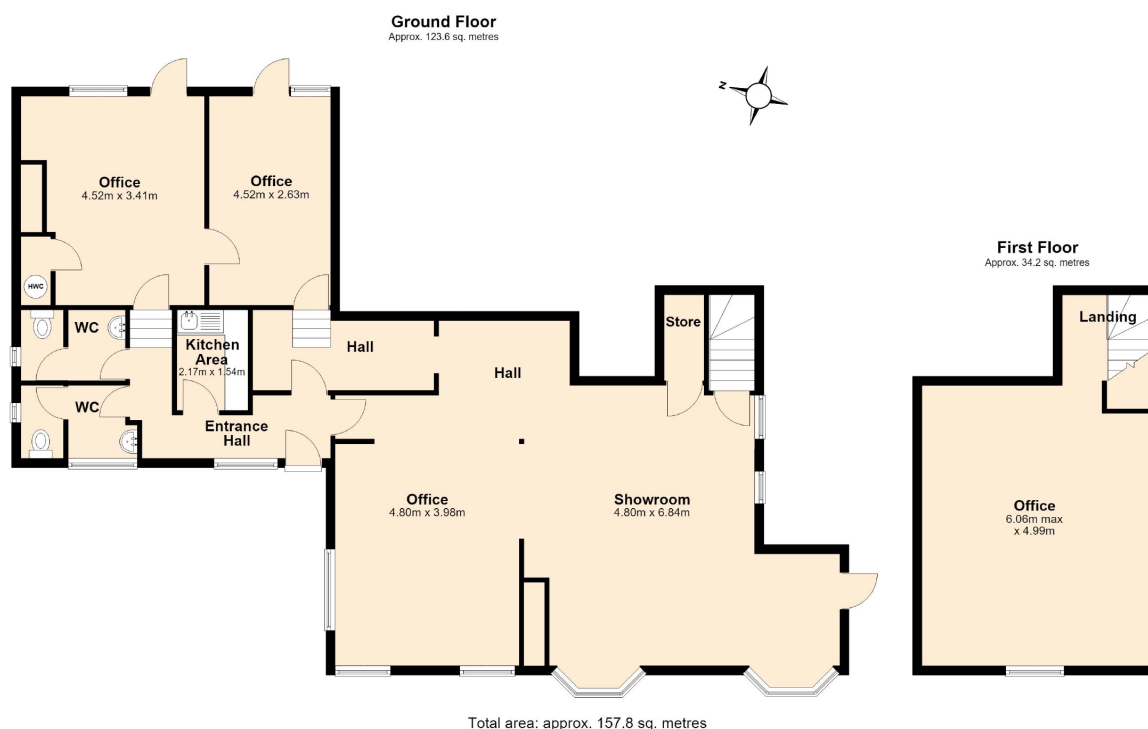
- Approx. 157.8 sq m / 1,699 sq ft over two floors
- Large open-plan showroom / principal commercial space
- Two private office, treatment or consulting rooms
- Large first-floor office, studio, workspace or store
- Kitchen plus separate male and female WCs
- Prominent period frontage with attractive bay windows
- Electric heating
- Parking included
- Subletting of individual rooms permitted



A flexible commercial opportunity

The space could suit offices, retail, beauty or treatment rooms, a studio, showroom, café-style concept or another complementary business, subject to any necessary consents. Alternative ideas are welcomed.

Accommodation and layout



This floor plan has been produced by Energy Performance Company Ltd. Whilst every effort has been made to ensure that the measurements shown are accurate and provide a fair representation of the property, the floor plan is provided for illustrative and guidance purposes only. All measurements, floor areas, dimensions and orientations are approximate and should not be relied upon as statements of fact. No guarantees are given as to the accuracy of the information shown and no liability is accepted for any error, omission or misstatement. Any services, systems and appliances shown have not been tested, and no warranty or representation is given as to their operability, condition or efficiency.
Plan produced using PlanUp.

Ground floor - approx. 123.6 sq m

Main showroom	4.80m x 6.84m
Main office / commercial space	4.80m x 3.98m
Office / treatment room 1	4.52m x 3.41m
Office / treatment room 2	4.52m x 2.63m
Kitchen area	2.17m x 1.54m

Plus entrance halls, internal halls, store and separate WCs.

Property information

Total approximate floor area: 157.8 sq m / 1,699 sq ft. Electric heating. EPC rating C (65). Parking included. All measurements and areas are approximate and taken from the supplied floorplan.

First floor - approx. 34.2 sq m

Large office / studio / storage room	6.06m max x 4.99m
Plus landing area.	

Existing rental contribution

One of the smaller rooms is currently occupied by a successful nail business at £100 per week. The premises may be let with this occupier remaining in situ, providing an immediate rental contribution, or can be offered vacant. Further subletting of individual rooms is permitted.

A distinctive setting in the heart of Euston



Terms

RENT	Offers around £1,250 per calendar month
HEATING	Electric heating
ENERGY	EPC rating C (65)
PARKING	Included
SUBLETTING	Permitted for individual rooms



Viewing & enquiries

Hannah Read

hannah@euston-estate.co.uk

These particulars are intended as a general guide only and do not form part of any offer or contract. Measurements and areas are approximate. Prospective occupiers should satisfy themselves as to the suitability of the premises, planning use, business rates, services and any consents required for their intended use. Photographs may show the property in previous occupation.