

No.52 Thoroughfare Woodbridge Suffolk IP12 1AL

£35,000 pax



DESCRIPTION

The subject property is an attractive brick-built Grade II listed building which boasts an elegant marble frontage with double fronted central access doors onto the Thoroughfare. The accommodation provides open plan sales area with a rear stockroom/kitchen and WC facilities. The property is in good decorative order throughout and offers a unique opportunity to showcase your venture in a charming and historic setting.

ACCOMMODATION

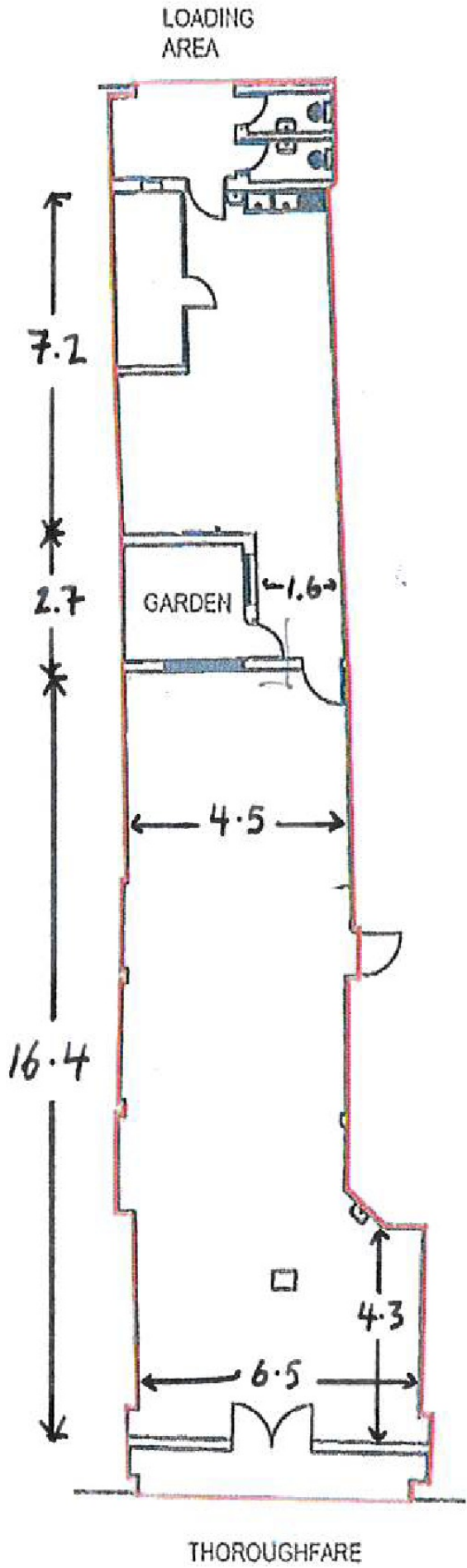
The premises provide the following approximate floor areas:

Net Frontage	21 ft	6.50 m
Ground Floor Sales	973 sqft	90.37 sqm
ITZA	667 sqft	61.92 sqm
Ancillary	386 sqft	35.86 sqm
Total NIA	1,358 sqft	126.2 sqm

LOCATION

Woodbridge is a prosperous and inviting Suffolk market town named by the Sunday Times in March 2021 as the best place to live in the East of England. It is located on the banks of the River Deben 7 miles west from Ipswich and has branch line rail services to London. The town enjoys a valuable mix of multiples, high class local retailers, restaurants, coffee shops and pubs. The property occupies a good position along the town's prime retail street adjacent to Holland & Barratt and close to other multiples.





RATEABLE VALUE

We understand that the property has the following rating assessment from 1st April 2023:

Rateable Value: £21,500

Rates Payable (23/24) £10,728.50

The above figures do not take into account any rates relief for qualifying occupier.

PLANNING

We understand that the property benefits from retail consent but interested parties should make their own planning enquiries.

TERMS

The premises is offered on the basis of a new lease on full repairing and insuring terms for a minimum term of five years.

VAT

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VIEWING & INFORMATION

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