

TO LET
TOWN CENTRE RETAIL PREMISES
5 THOROUGHFARE
WOODBIDGE IP12 1AA

£13,500 PAX

FOR VIEWING & INFORMATION
PLEASE CONTACT

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LOCATION:

Woodbridge is an attractive Suffolk Market Town with a population of approximately 12,000 persons, and is situated on the banks of the River Deben. The property itself is located in the main shopping street of the town, which boasts one of the best High Streets in the country, coming second in the VISA sponsored High Street of the Year in 2018.

ACCOMMODATION:

The premises have the following approximate dimensions:

- Frontage: 3.23m 10'6"
- Shop Depth: 9.96m 32'6"
- **Nett Sales Area: 36.7m2 395sqft.**
- Kitchen Area: 3.18m 34sqft.
- WC

LEGAL COSTS:

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

TENURE:

The premises are offered on the basis of a new lease on full repairing and insuring basis and for a minimum term of 3 years.

DESCRIPTION:

The property is a semi-detached lock-up shop situated diagonally opposite Lloyds Bank, and is currently vacant and available for immediate occupation.

The property was redecorated at the end of 2019 and is in good order throughout. The accommodation is open plan with a rear toilet and kitchen area, and benefits from a full height timber and glazed shop front.

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Energy Performance Certificate
Non-Domestic Building

HM Government

5 The Thoroughfare
WOODBIDGE
IP12 1AA

Certificate Reference Number:
0030-4972-0351-8940-8070

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+ 0-25
A 26-50
B 51-75
C 76-100
D 101-125
E 126-150
F Over 150
Less energy efficient

Net zero CO₂ emissions

66 This is how energy efficient the building is.

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 46.3
Building complexity (NBS level): 3
Building emission rate (kgCO₂/m²/per year): 107.82
Primary energy use (kWh/m²/per year): 436.36

Benchmarks

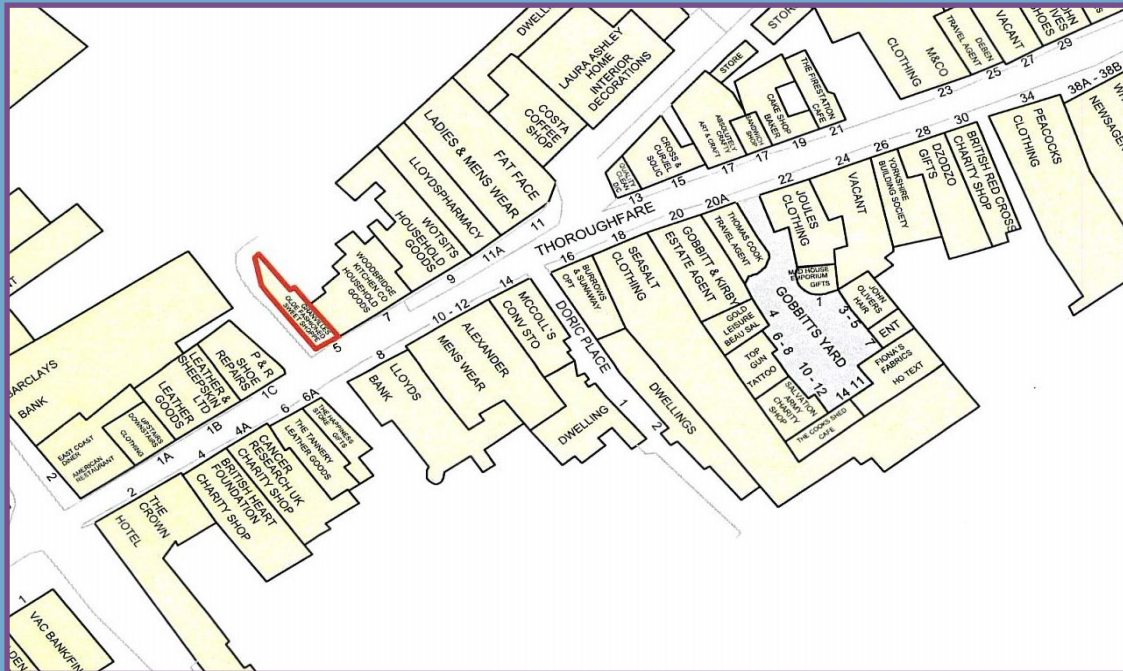
Buildings similar to this one could have ratings as follows:
25 if newly built
66 if typical of the existing stock

RENT: Rental offers are sought in the region of **£13,500 (Thirteen Thousand Five Hundred Pounds)** per annum exclusive.

RATEABLE VALUE: We have been verbally advised by East Suffolk District Council that the rates are as follows:

Rateable Value: £10,000
Rates Payable (23/24) £4,990.00

PLANNING: We understand that the property benefits from Use Class E but interested parties should make their own planning enquiries.



www.esassociates.co.uk

These particulars are provided only as a general guide to the property and do not form part of any contract. Whilst all details are given in good faith, and are believed to be correct, any intended purchaser or tenant must satisfy themselves independently as to their accuracy. Elsom Spettigue Associates are not authorised to make or give representation or warranty whatever in relation to this property.