

TO LET

28 THOROUGHFARE,
WOODBIDGE
SUFFOLK IP12 1AQ

£26,000 PAX

FOR VIEWING & INFORMATION PLEASE CONTACT

Oakley Elsom
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LOCATION:

The premises occupy a good position in the Thoroughfare, the town's prime retail street, adjacent to Yorkshire Building Society and close to other multiple retailers including Sea Salt, Fat Face and Costa Coffee.

Woodbridge is a popular and affluent Suffolk Market Town nestled on the banks of the River Deben and has branch line rail services to London.

LEGAL COSTS:

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

DESCRIPTION:

The property is grade II listed, with a large sales area on the ground floor and a first floor store/staff room with separate access. The property is in good condition throughout, and benefits from rear access and a good frontage to the Thoroughfare.

The property is located on the town's main shopping street, next door to The Yorkshire Building

ACCOMMODATION:

The premises have the following dimensions:

- Frontage: 17' 2" 5.2m
- Shop Depth: 61' 8" 18.8m
- **GF Sales Area: 817ft² 76m²**
- FF Staff/Store: 309ft² 29m².
- Kitchenette
- WC

TERMS:

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

elsom spettigue associates

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EPC: We understand that the property is not elected for an EPC.

PLANNING: We understand that the property benefits from a planning use of E but interested parties should make their own enquires.

V.A.T: We understand that the property is not elected for V.A.T.

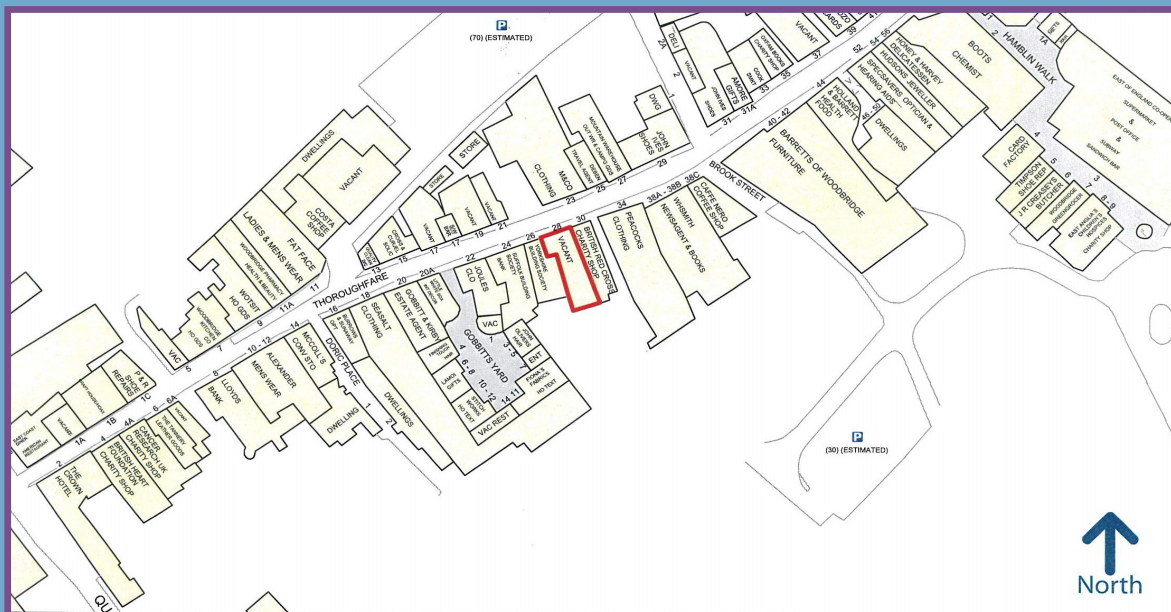
RENT: Rental offers are sought in the region of £26,000 (Twenty Six Thousand Pounds) per annum exclusive.

RATEABLE VALUE: We understand that the property has the following rating assessment:

Rateable Value: £21,750

Rates Payable (22/23) £10,853

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



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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.