

No.30 Crabbe Street Aldeburgh Suffolk IP15 5BW

DESCRIPTION

A charming double-fronted lock-up shop, conveniently positioned opposite one of the town's main car parks where Crabbe Street meets the High Street. The property is of brick construction with timber glazed display windows which invite ample sunlight, creating a bright and open atmosphere. The interior offers an open-plan sales area, accompanied by a rear kitchenette, and WC. The property boasts well-maintained decor throughout, providing a pleasant setting for various business purposes.

ACCOMMODATION

The premises provide the following approximate floor areas:

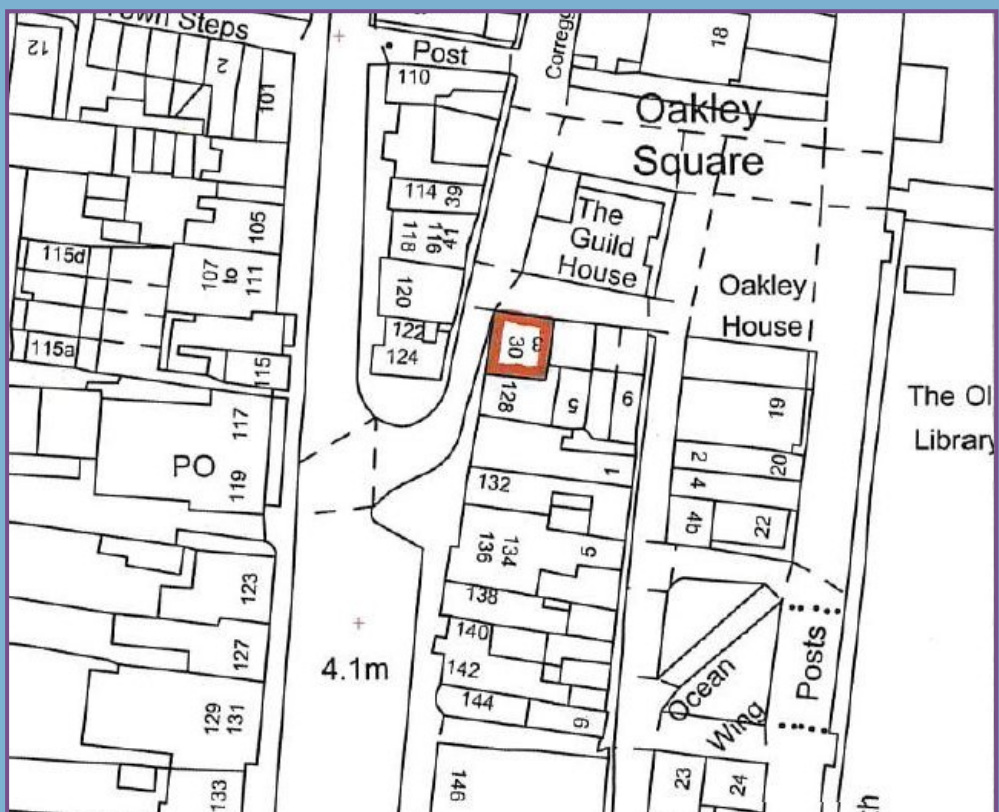
Shop Frontage: 22'2"

Shop Depth: 19'3"

Net Sales Area: **481sqft**

LOCATION

Aldeburgh is a popular and affluent seaside town on the Suffolk coast with a resident population of approximately 2,300 persons which is swelled by large numbers of tourists drawn to the towns unspoilt surroundings. The High Street is a vibrant mix of independent retailers, restaurants and galleries. The Town is situated approximately 110 miles North-East of London and is served by the A12 trunk road.



RATEABLE VALUE

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

Rateable Value: £16,000

Rates Payable (24/25) £7,984

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

PLANNING

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

RENT

Rental offers are sought in the region of **£18,000 (Eighteen Thousand Pounds)** per annum exclusive.

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

We understand that the property has not been elected for VAT.

EPC

Energy rating

C

Valid until:

6 April 2032

Certificate number: 4395-4003-0045-1460-8865

LEGAL COSTS

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

VIEWING & INFORMATION

Please contact:

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