

TO LET

RETAIL

esa

63a Thoroughfare Woodbridge Suffolk IP12 1AH



DESCRIPTION

The subject property is an attractive Grade II listed lock-up shop which has good frontage with a central access door onto the Thoroughfare and timber glazed display windows either side allowing lots of natural light in. The accommodation has an open plan sales area with internal stairs up to an upper ground floor sales area with a rear stockroom/kitchen and WC facilities. The property is in good decorative order throughout and available for immediate occupation.

ACCOMMODATION

The premises provide an approximate sales area of:

33.58sqm 361sqft

This excludes changing room, kitchenette and WC.

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 opposite Christine's tearoom and close to other retailers.



RATEABLE VALUE

We understand that the property has the following rating assessment from 1st April 2024:

Rateable Value: £7,100

Rates Payable (23/24) £3,542.90

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.

RENT

Rental offers are sought in the region of **£9,750** (Nine Thousand Seven Hundred and Fifty 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

To be confirmed.

LEGAL COSTS

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

VIEWING & INFORMATION

Please contact:

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or

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