

# TO LET

## PRIME RETAIL PREMISES

essa



194 HIGH STREET ALDEBURGH  
SUFFOLK IP15 5AJ

RENT £30,000PAX

### DESCRIPTION

The subject property is a ground floor retail unit, ideally located within the towns prime retail street. The property features a timber-framed, glazed shop front and accommodation provides an open plan sales area with a rear stockroom, complemented by rear loading access. With its high visibility in a sought-after area, this property presents an excellent opportunity for a business looking to establish a presence in this affluent seaside town.

### LOCATION

Aldeburgh is a charming and affluent seaside town, known for its stunning landscapes, quaint streets and deep-rooted maritime history. The local population is around 2,300 but the town sees a vibrant flow of tourists and day visitors throughout the year. The towns High Street is lined with an eclectic mix of independent boutiques, national retailers, restaurants and galleries, offering a wide variety of shopping and dining experiences.

### ACCOMMODATION

The property is arranged over ground floor level with the following approximate floor areas:

Frontage:	5.18m	17ft
Depth:	9.86m	32ft
Sales Area:	50.98m <sup>2</sup>	549sqft
Ancillary:	20.17m <sup>2</sup>	217sqft
Total Net Internal Area:		<b>766sqft</b>





## TERMS

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

## BUSINESS RATES

We understand that the property has the following rating assessment from 1<sup>st</sup> April 2024:

Rateable Value: £18,750  
Rates Payable (24/25) **£9,356.25**

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

## PLANNING

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

## VAT

We understand the property is not elected for VAT.

## SERVICES

We understand the property is on mains drainage, mains water and mains electricity.

## EPC

This property's energy rating is C.

## LEGAL COSTS

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

## VIEWING & INFORMATION

By strict appointment only please contact:

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## IMPORTANT NOTICE

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.