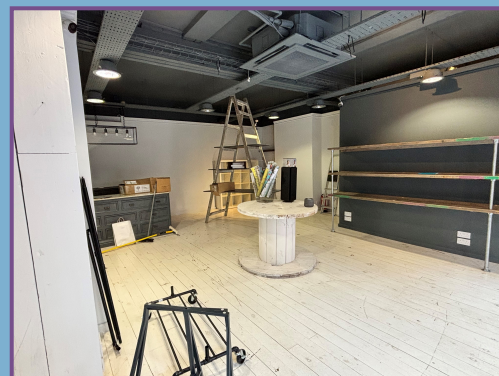


TO LET

PRIME RETAIL PREMISES

essa



20A THOROUGHFARE WOODBRIDGE SUFFOLK IP12 1AQ

RENT £23,000 PAX

DESCRIPTION

The property is Grade II listed and situated in a prime location within this popular market town, benefitting from high footfall and strong visibility. The property has an attractive timber glazed frontage with an eye-catching traditional shop front with central entrance door. The property is well presented throughout and offers a space that is ready for immediate occupation.

LOCATION

This is an exceptional opportunity to secure a retail premises in the heart of Woodbridge, Suffolk.

Woodbridge is a picturesque and historic market town situated on the banks of the River Deben, renowned for its vibrant community, mix of independent and national retailers and rich heritage. The town offers good transport links with easy access to the A12 and direct rail connections to Ipswich and London Liverpool Street.

ACCOMMODATION

The premises has an open plan ground floor with basement storage and staff area.

Approximate dimensions:

| | | |
|-------------------|----------------------|----------|
| Frontage: | 6.10 m | |
| Depth: | 9.04 m | |
| Sales Area: | 51.27 m ² | 552 sqft |
| Basement Storage: | 20.09 m ² | 216 sqft |
| Kitchen Area: | 1.13 m ² | 12 sqft |
| WC: | | |



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 1st April 2024:

Rateable Value: £13,000

Rates Payable (24/25) **£6,487**

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.

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 E.

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.