

FOR SALE

FORMER BANK PREMISES

No.37 Thoroughfare Woodbridge Suffolk IP12 1AH

£350,000



DESCRIPTION

The property is of brick construction with a flat roof. Previously occupied by the HSBC Bank, the property is composed of meeting rooms and offices located on the ground floor, while the first floor accommodates staff and male and female toilets. Additionally, the building offers the advantage of rear access and has parking space available for up to six vehicles.

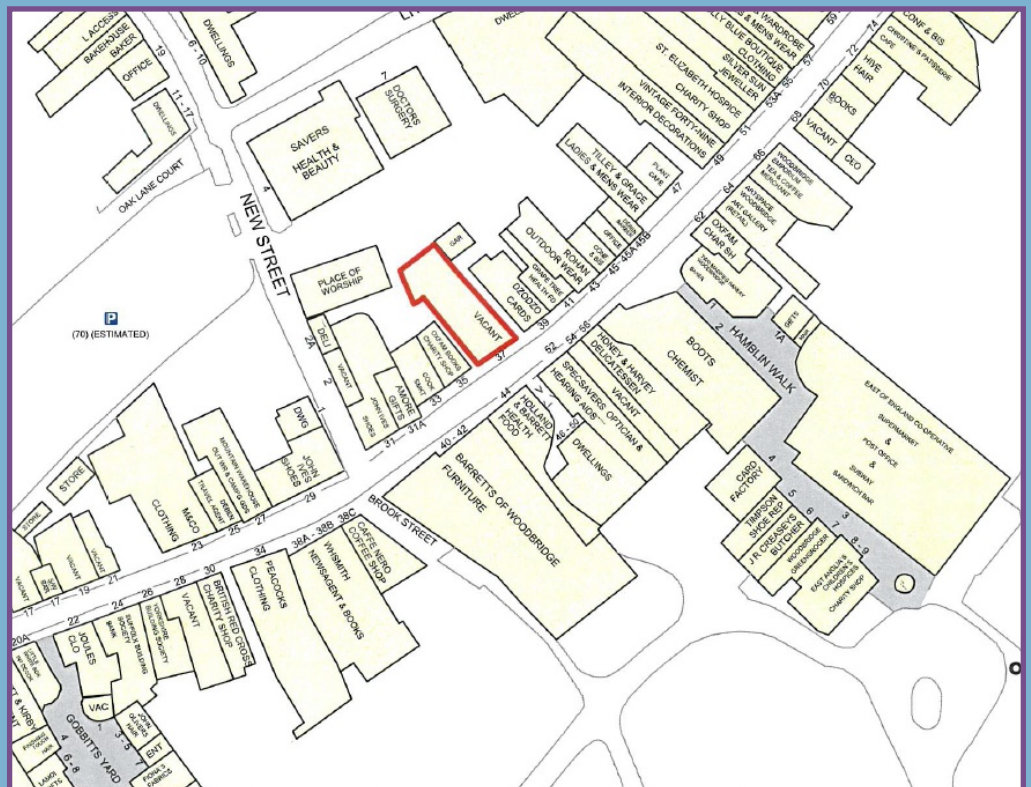
ACCOMMODATION

The premises provide the following approximate floor areas:

Net Frontage	25 ft	7.80 m
Ground Floor Sales	1,106 sqft	102.8 sqm
First Floor Staff	160 sqft	14.8 sqm
Total NIA	1,266 sqft	117.6 sqm

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 itself sits in a busy location in the town on the North side of the Thoroughfare opposite Holland & Barratt.





RATEABLE VALUE

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

Rateable Value: £23,750

Rates Payable (23/24) £11,851.25

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(b) but interested parties should make their own planning enquiries.

TERMS

The premises is offered on the basis of vacant possession, OIRO **£350,000** (Three Hundred and Fifty Thousand Pounds).

VAT

We understand that the property has been elected for VAT.

LEGAL COSTS

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

VIEWING & INFORMATION

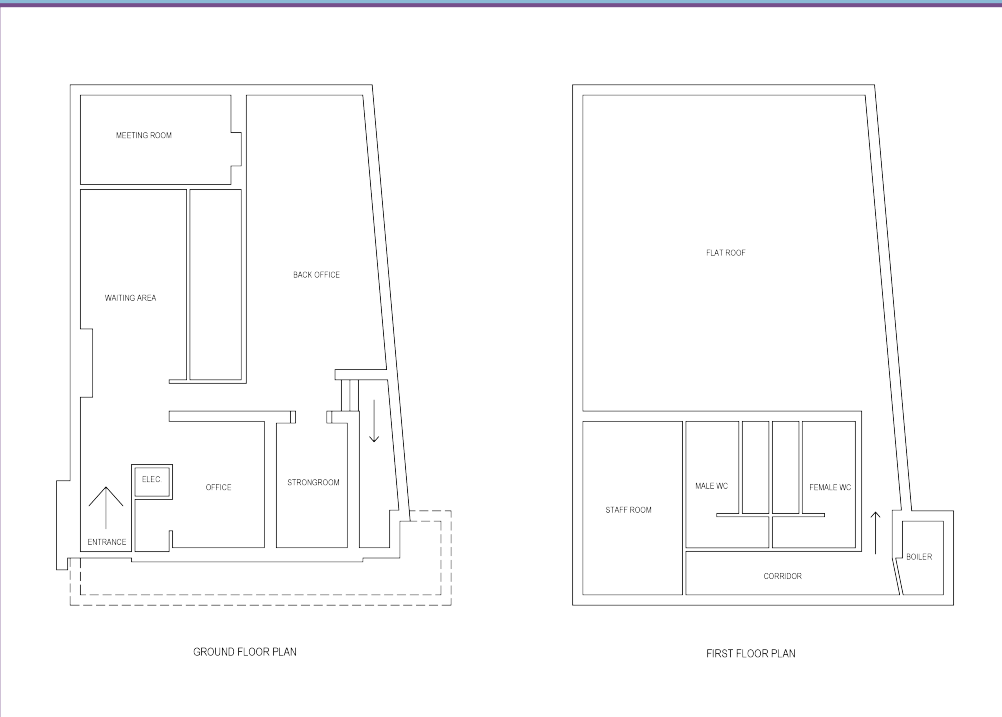
Please contact:

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Energy rating	Valid until: 25 May 2032
E	Certificate number: 2180-3845-5020-3107-8995



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.