

# FREEHOLD SALE

RETAIL

asa

190 High Street, Aldeburgh, IP15 5AJ



Offers in the region of  
**£525,000**

## DESCRIPTION

The property is semi detached and of brick construction under a tiled roof situated in the Town's main shopping street. The property comprises a former take-away premises, characterized by a charming timber and glazed shop front, with living accommodation at both ground and first floor levels. With its prime location and historical charm, this property presents an exceptional investment opportunity/development.

## ACCOMMODATION

The premises provide the following approximate floor areas:

Shop Frontage	14 ft	4.27 m
GF Sales	229 sqft	21.3 sqm
GF Kitchen	141 sqft	13.1 sqm
GF Storage	140 sqft	13.0 sqm
GF Accommodation	284 sqft	26.4 sqm
FF Accommodation	443 sqft	41.1 sqm

## LOCATION

Nestled along the Suffolk coast, Aldeburgh is a popular and affluent seaside town renowned for its picturesque landscapes, quaint streets, and a rich maritime heritage. With a resident population of approx. 2,300 people, the town experiences a significant influx of tourists and day trippers. The High Street features a bustling mix of independent boutiques, national retailers, restaurants, and galleries offering a diverse range of shopping and dining experiences to cater to various tastes. Located about 110 miles northeast of London, it is easily accessible via the A12.





### **RATEABLE VALUE**

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

Rateable Value: £14,750

**Rates Payable (24/25) £7,360.25**

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

### **PLANNING**

We understand that the premises benefits from retail consent with living accommodation on the ground and first floor levels but interested parties should make their own planning enquiries.

### **TENURE**

The premises is available freehold with the benefit of vacant possession and offers are sought in the region of £525,000 (Five Hundred and Twenty Five Thousand Pounds).

### **SERVICES**

We understand the premises benefit from mains water, mains gas, mains electricity and mains drainage although interested parties should make their own enquiries.

### **VAT**

We understand that the property is not elected for VAT.

### **EPC**

To be confirmed

### **LEGAL COSTS**

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

### **VIEWING & INFORMATION**

Strictly via appointment only:

Oakley Elsom

TEL:01394 446 480

Email:Oakley@esassociates.co.uk

or

Peter Elsom

TEL:01394 446 480

Email:Peter.jo.elsom@esassociates.co.uk



**elsom spettigue associates**

commercial agents • building surveyors • property managers  
2 Quaypoint Station Road Woodbridge Suffolk IP12 4AL

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.