

FOR SALE

MIXED-USE INVESTMENT

esa



18 CHURCH STREET WOODBRIDGE
SUFFOLK IP12 1DH

GUIDE PRICE £725,000

DESCRIPTION

The subject property is situated in Church Street which links the Thoroughfare with Market Hill and provides a mixed use investment opportunity in the town. The property comprises of a ground floor shop/office that is soon to be vacant, two flats let on assured shorthold tenancies and a ground floor office that is let. There are 4 car parking spaces with the property. The building is semi-detached of brick construction under a tiled roof and is Grade II listed.

TERMS

The property is offered freehold subject to the existing tenancies and offers are sought in the region of £725,000 (seven hundred and twenty five thousand pounds).

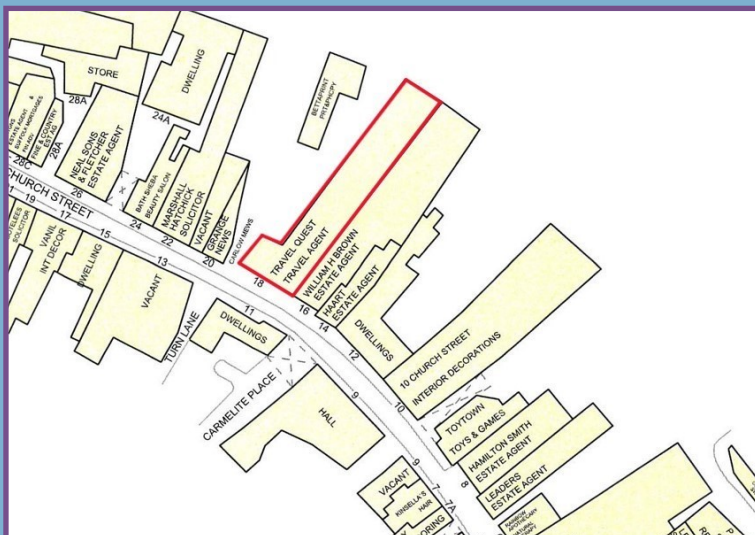
PROPOSITION

A fantastic opportunity for either an owner occupier or investor with opportunity to increase rental values.

ACCOMMODATION

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

Frontage:	10.61m	35ft
Depth:	6.66m	22ft
Sales Area:	94.8m ²	1020sqft
Ancillary:	39.2m ²	422sqft
Total Net Internal Area:		1346sqft



TENANCIES

Ground floor shop/office: Let at £24,000 per annum exclusive till December 2024.

2 Carlow Mews (flat): Let on an AST at £624 pcm.

4 Carlow Mews (flat): Let on an AST at £644 pcm.

6 Carlow Mews (office): Let at £4,800 per annum exclusive.

BUSINESS RATES

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

Rateable Value: £16,250.00

Rates Payable (24/25) **£8,108.75**

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 and the flats are council tax band A 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 connected to mains drainage, mains water, mains gas and mains electricity.

LEGAL COSTS

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

VIEWING & INFORMATION

By strict appointment only please contact:

Oakley Elsom

TEL:01394 446 480

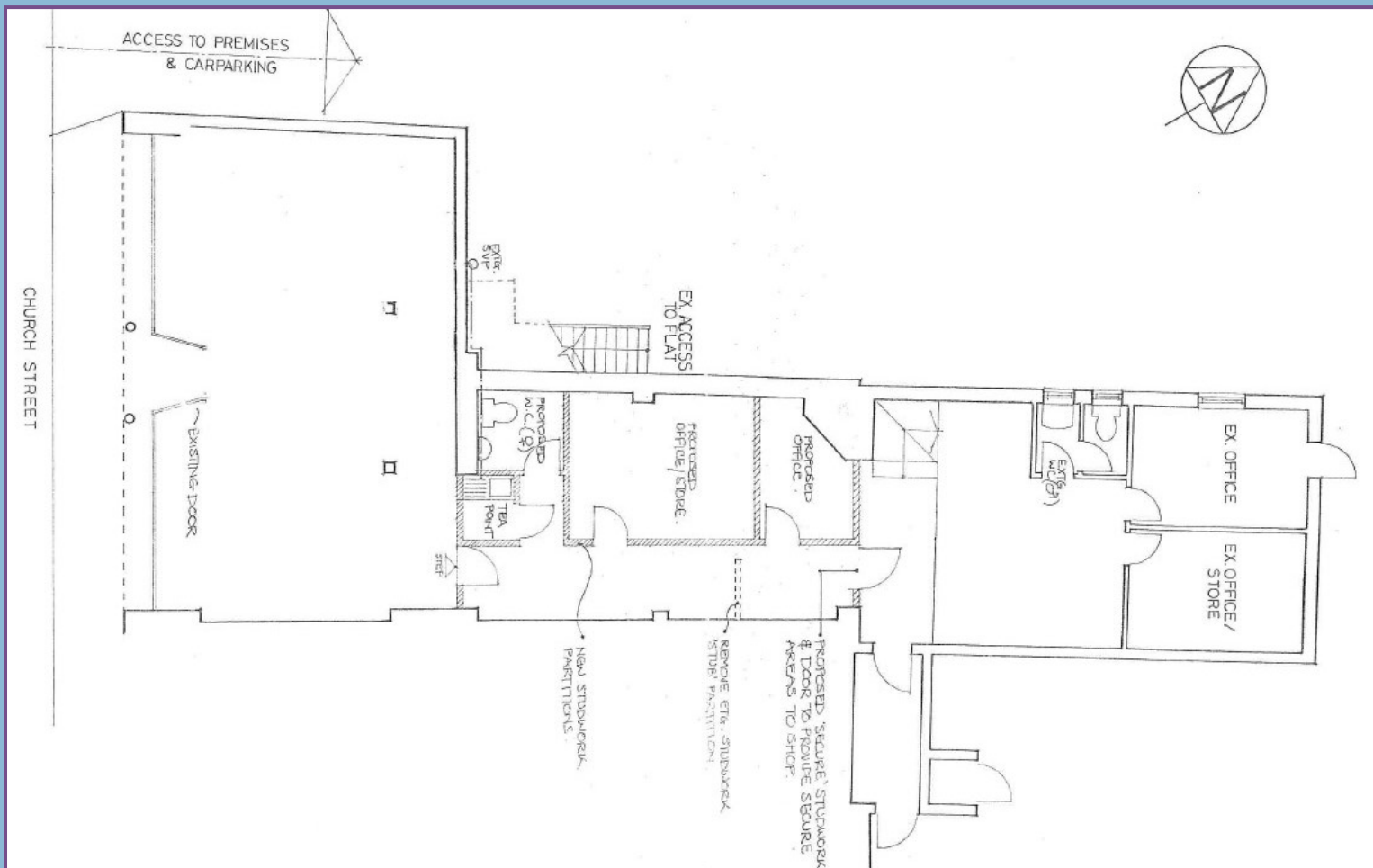
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IMPORTANT NOTICE

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.