

FOR SALE OFFICE PREMISES

14 Church Street Woodbridge Suffolk IP12 1DH

£185,000



DESCRIPTION

The property is arranged on two floors and is of brick construction with a tiled roof extending in all to approximately 727sqft (67.5sqm). The ground floor is composed of a fully glazed frontage to the open plan office space, with a separate meeting room to the rear. While the first floor includes a further office, landing area and a kitchenette. Additionally, the building offers an outside courtyard area with a separate office/store and WC at the rear.

VIEWING & INFORMATION

Please contact:

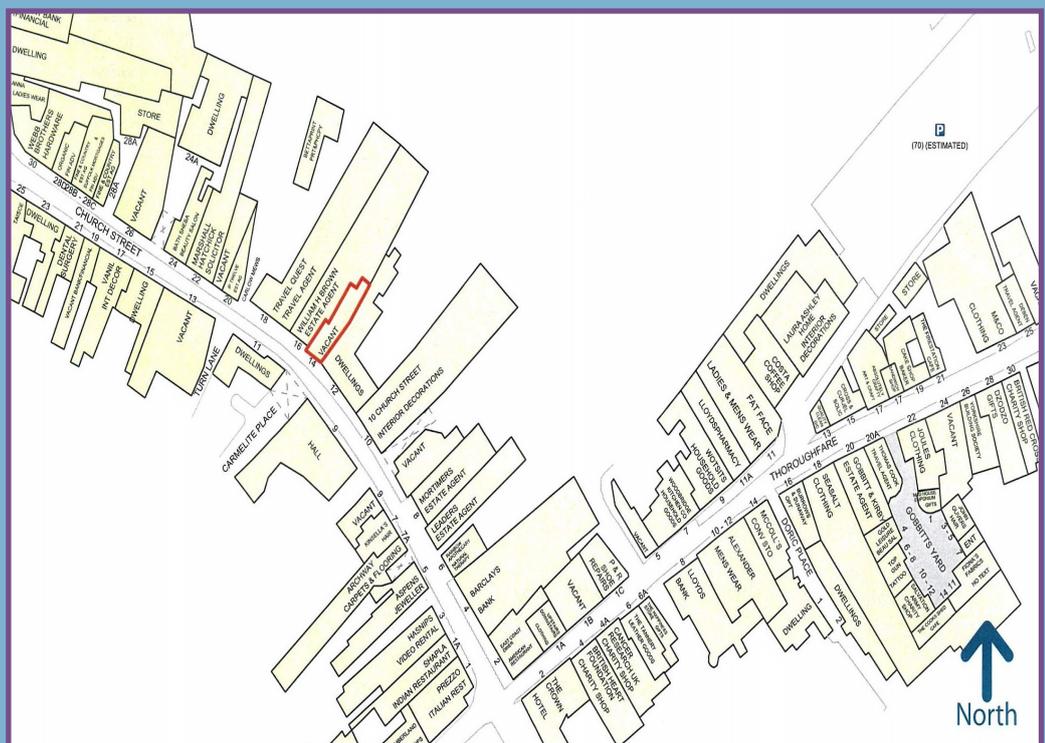
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LOCATION

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 north-east from Ipswich and has branch line rail services to London. The property is located halfway up Church Street which links the main shopping street with the specialist retailing area of Market Hill; a cosmopolitan area of the town where businesses blend with residential town houses.



ACCOMODATION

The premises provide the following approximate floor areas:

- Frontage - 3.72m
- Depth - 9.24m
- Front Sales/Office- 28.43m² (306sqft)
- Rear Sales/Office - 11.48m² (124sqft)
- First Floor Office - 15.15m² (163sqft)
- Landing Area - 7.06m² (76sqft)
- Store Room - 1.60m² (17sqft)
- Kitchen - 3.82m² (41sqft)
- WC & Outside Store

TERMS

The premises is offered on the basis of vacant possession, OIRO **£185,000** (One Hundred and Eighty Five Thousand Pounds)

RATEABLE VALUE

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

Rateable Value: £7,200

Rates Payable (23/24) £3,592.80

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

PLANNING

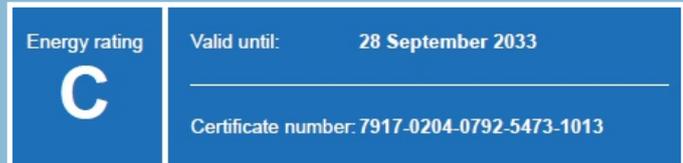
The property is Grade II listed and we understand that the property benefits from use Class E but interested parties should make their own planning enquiries.

VAT

To be confirmed

LEGAL COSTS

Each party will be responsible for their own legal



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.