

TO LET

RETAIL WITH FLAT ABOVE

esa

190 High Street, Aldeburgh, IP15 5AJ

QUOTING RENT

£32,000 pax

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, this property presents an exceptional opportunity to establish a takeaway business in the town.

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 1st 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 hot food takeaway consent, with living accommodation on the ground and first floor levels but interested parties should make their own planning enquiries.

TENURE

The premises is offered on the basis of a new lease on full repairing and insuring terms for a minimum term of five years.

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

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LEGAL COSTS

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

VIEWING & INFORMATION

Strictly via appointment only:

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