

TO LET

RETAIL PREMISES

esa



1A HAMBLIN WALK WOODBRIDGE SUFFOLK IP12 1DE

RENT £12,000 PAX

DESCRIPTION

The subject property is a detached building of brick construction with a tiled roof which boasts an attractive timber glazed frontage onto Hamblin Walk. The accommodation provides an open plan sales area with WC facilities to the rear. The property will be ready for immediate occupation after undergoing some renovation works.

LOCATION

Woodbridge is a prosperous and inviting Suffolk market town named by Rightmove in December 2024 as the happiest place to live in the UK. 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 occupies a central position within Hamblin Walk adjacent to Two Magpies Bakery, The Co-op supermarket and other retailers.

ACCOMMODATION

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

Frontage:	5.29 m	17 ft
Depth:	4.93 m	16 ft
Sales Area:	19.57 m ²	211 sq ft
Toilet		



TERMS

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

BUSINESS RATES

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

Rateable Value: £ 8,000

Rates Payable (2025) £ 3,992.00

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

PLANNING

We understand that the property benefits from retail consent 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 on mains drainage, mains water and mains electricity.

EPC

This property's energy rating is C.

LEGAL COSTS

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

VIEWING & INFORMATION

By strict appointment only please contact:

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IMPORTANT NOTICE

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