

TO LET LOCK-UP SHOP

No.70 Thoroughfare Woodbridge Suffolk IP12 1AL

£20,000 pax



DESCRIPTION

A charming double-fronted lock-up shop, conveniently positioned with a central entrance onto the Thoroughfare. The floor-to-ceiling timber glazed windows invite ample sunlight, creating a bright and open atmosphere. The interior offers an open-plan sales area, accompanied by a rear stockroom, kitchenette, and WC. The property boasts well-maintained decor throughout, providing a pleasant setting for various business purposes.

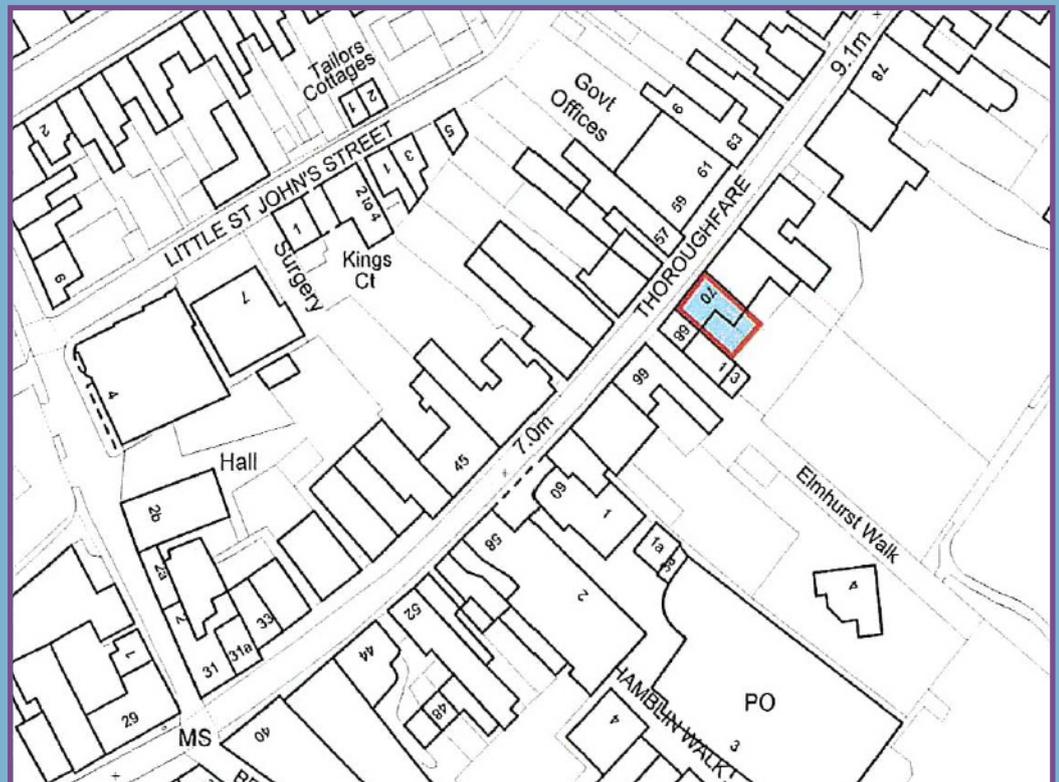
ACCOMMODATION

The premises provide the following approximate floor areas:

Net Frontage	25.5 ft	7.79 m
Ground Floor Sales	634 sqft	58.87 sqm
ITZA	562	-
Staff & Office	126 sqft	11.73 sqm
Total NIA	760 sqft	70.6 sqm

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 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 good position along the town's prime retail street adjacent to Wahoo Clothing and close to other multiple retailers.



RATEABLE VALUE

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

Rateable Value: £15,250

Rates Payable (23/24) £7,609.75

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 but interested parties should make their own planning enquiries.

TERMS

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

VAT

We understand that the property has not been 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

Please contact:

Oakley Elsom

TEL:01394 446 480

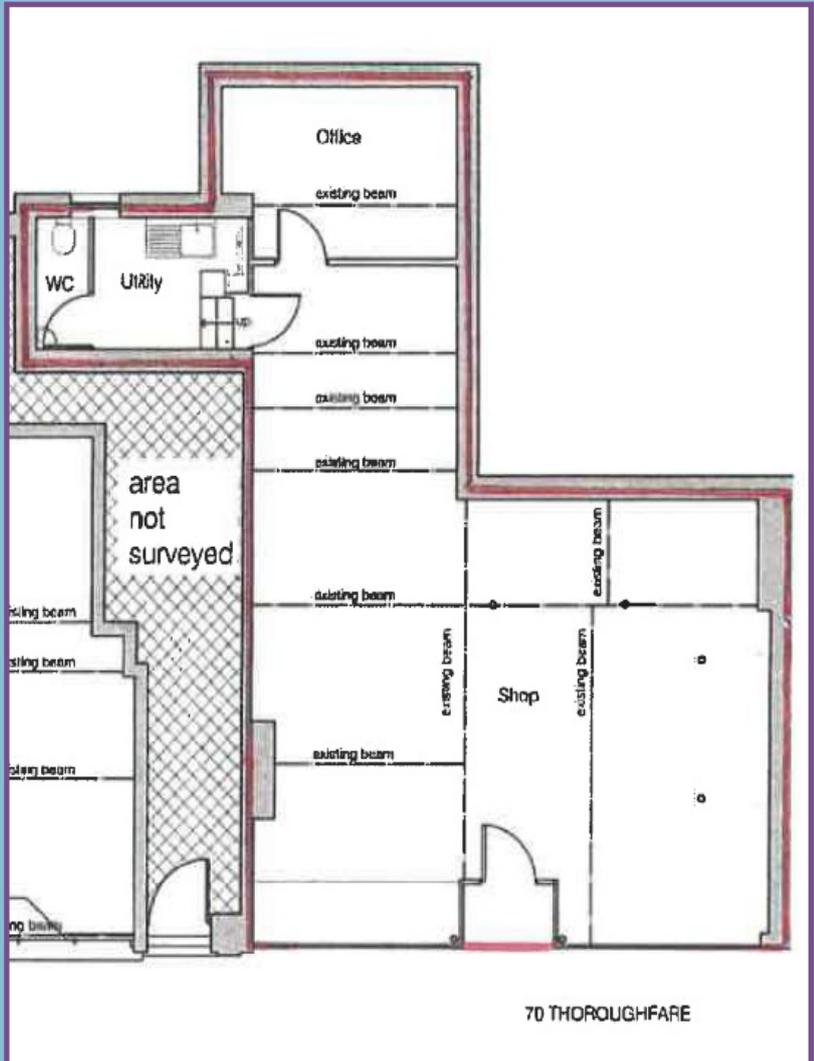
Email: Oakley@esassociates.co.uk

or

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