

# TO LET

## RETAIL

esa

### *The Tractor Shed Aldeburgh IP15 5HY*



### Annual Rent

## £13,500

#### DESCRIPTION

The subject property is detached and of block construction with timber over cladding under a insulated profiled metal sheet roof. The unit benefits from double height double glazed windows and doors opening out onto a concrete and grassed outside area. Given the units location it benefits from free car parking in the adjoining car park. The property was formerly used as a gym however would suit a variety of users as it provides flexible internal accommodation.

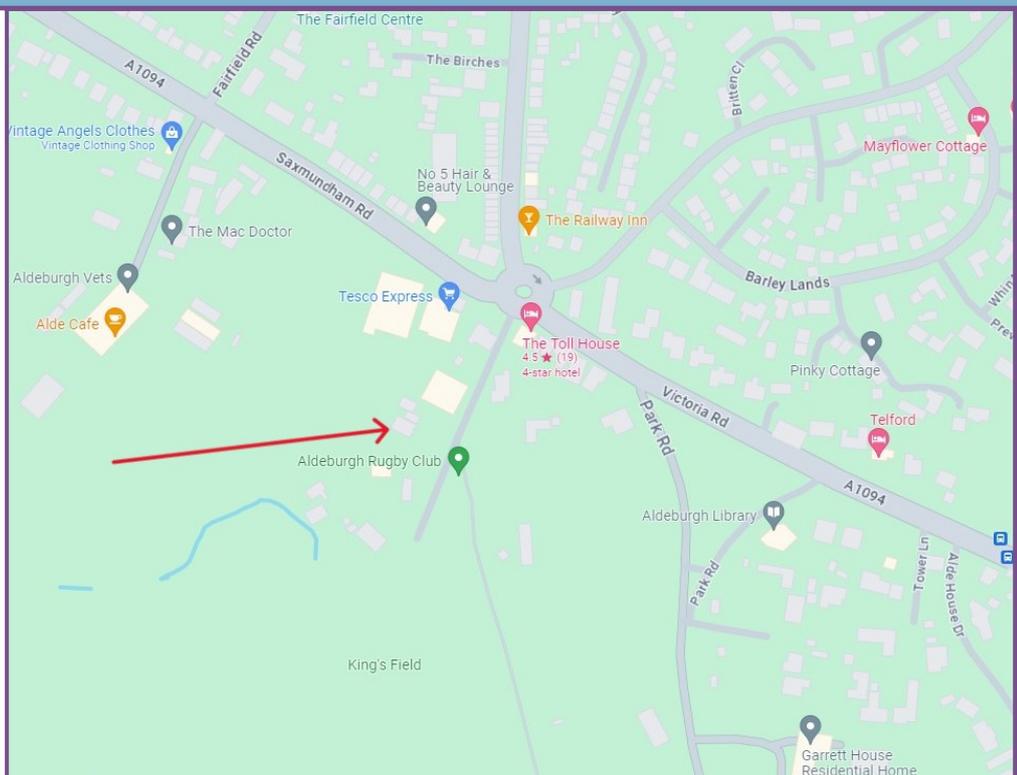
#### ACCOMODATION

The premises provide the following approximate floor areas:

<b>Net Frontage</b>	24.6 ft	7.50 m
<b>Room 1</b>	352 sqft	32.7 sqm
<b>Room 2</b>	311 sqft	28.9 sqm
<b>Room 3</b>	278 sqft	25.8 sqm
<b>Gross Internal Area</b>	941 sqft	83.2 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 population of approximately 2,300 residents, the town experiences a significant influx of tourists during the seasonal months. King's Field is located next to Aldeburgh Rugby Club and features one of the main car parks for dog walkers and visitors of the town. King's Field is located just off the roundabout serving the A1094, close to other retailers such as Tesco Express, the Coop and Danes dry cleaners.





## RATEABLE VALUE

To be confirmed.

## PLANNING

We understand that the property benefits from planning 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.

## SERVICES

We understand the property benefits from mains water and electric but interested parties should make their own enquiries.

## VAT

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

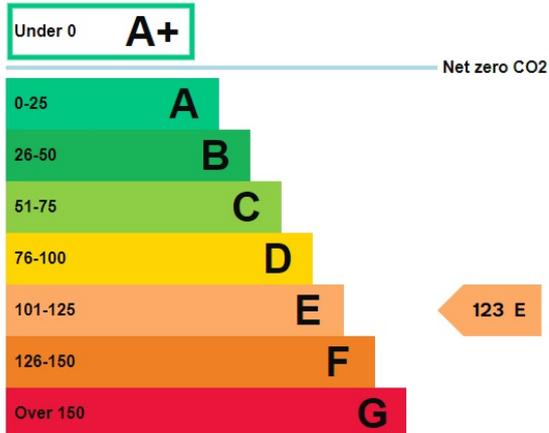
Peter Elsom

TEL:01394 446 480

Email:Peter.jo.elsom@esassociates.co.uk

## Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



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.