

42 Thoroughfare, Woodbridge, Suffolk IP12 1AL

Prime Retail Unit

Rent £60,000pax



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KEY FEATURES

- Flagship Retail Unit available for the first time in nearly 60 years.
- Large Glazed Frontage on to The Thoroughfare
- 2851 sqft Sales Area
- Period Features Throughout
- Immediately Available

DESCRIPTION

The property is Grade II listed and occupies a prime position on The Thoroughfare, Woodbridge's principal retail pitch, benefitting from strong footfall and excellent visibility. The Thoroughfare is home to a vibrant mix of national, regional and independent occupiers, making it the town's premier trading location.

The property itself comprises an attractive ground-floor retail unit with a large and decorative glazed frontage onto the high street. Internally, the accommodation is all open plan sales area and benefits from excellent natural light, generous proportions and a range of period features throughout.

WOODBIDGE

Woodbridge is one of Suffolk's most prosperous and attractive market towns and was named by Rightmove in March 2024 as the happiest place to live in the UK.

The town is situated on the banks of the River Deben and has an estimated population of approximately 12,000 people. It is located approximately 7 miles north-east of Ipswich, 28 miles south-east of Bury St Edmunds and 74 miles north-east of London.

Woodbridge benefits from excellent transport connections, being close to the A12, which provides direct access south-west towards the M25 and London, and the A14 and Cambridge.

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ACCOMMODATION

The premises arranged at ground floor level has the following approximate floor areas:

Frontage:	32'8ft (9.96m)
Depth:	101'0ft (30.78m)
ITZA:	1167
Total Net Internal Area:	2851sqft

TERMS

The property is available by way of a new full repairing and insuring lease for a minimum term of five years, at a rent of £60,000 per annum exclusive.

BUSINESS RATES

We understand that the property has the following rating assessment from 1st April 2026:

Rateable Value: TBC
Rates Payable (26/27): TBC

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

PLANNING

We understand that the property benefits from Class E retail consent but interested parties should make their own planning enquiries.

VAT

We understand the property is not elected for VAT.

SERVICES

We understand that mains drainage, water and electricity are connected to the property.

EPC

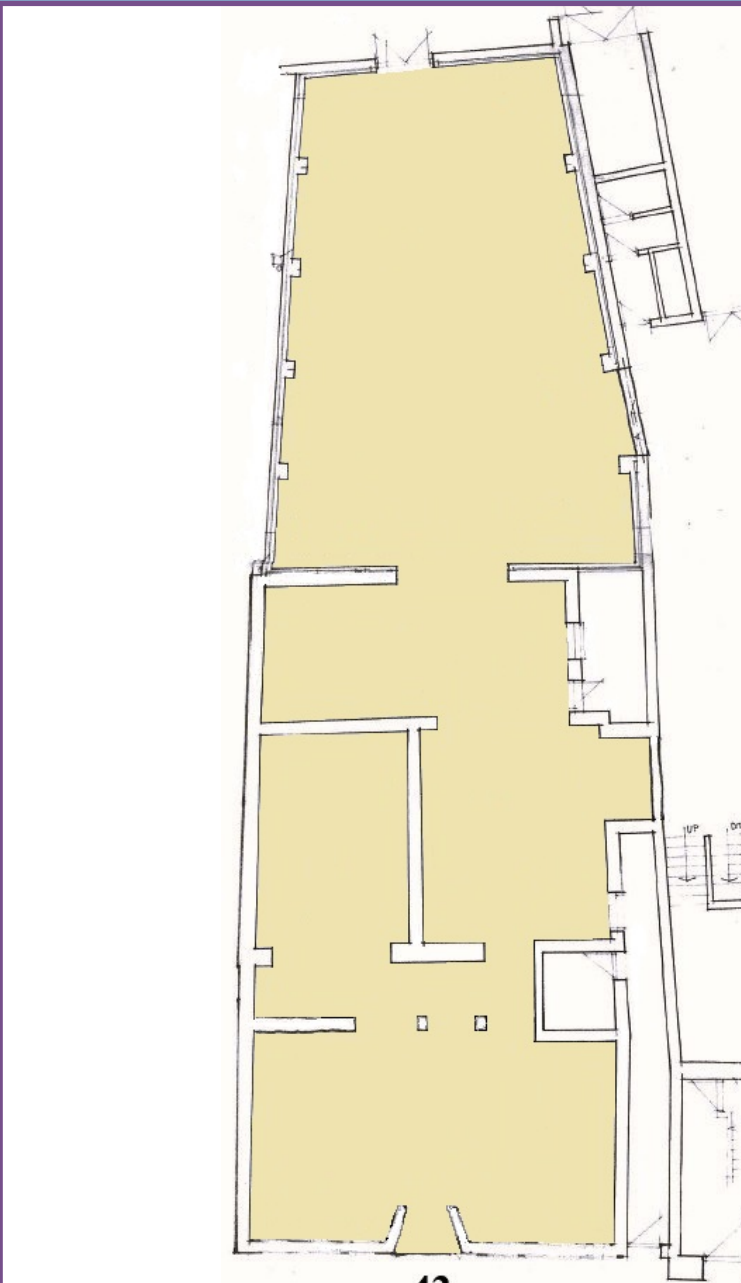
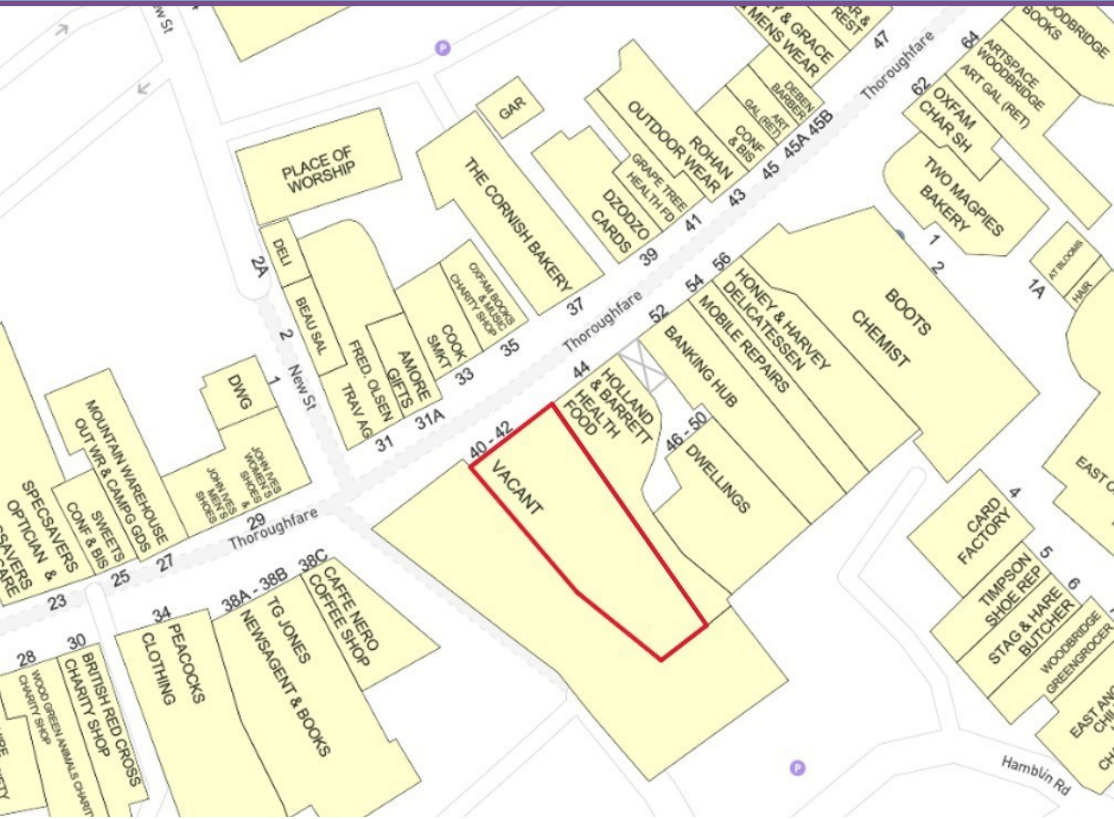
This property's energy rating is D-78.

LEGAL COSTS

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

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VIEWING & INFORMATION

To register your interest and to arrange a viewing please contact:

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