

TO LET

PRIME RETAIL PREMISES

esa



39 THOROUGHFARE WOODBRIDGE SUFFOLK IP12 1AH

RENT £30,000 PAX

DESCRIPTION

The property has a traditional timber and glazed shop front. Internally the property provides an open plan trading space with a suspended ceiling, inset lighting and a ceiling mounted air conditioning system.

LOCATION

The property is situated in the prime retail area of Woodbridge and is slightly recessed from The Thoroughfare where there are multiple retailers such as Boots, Specsavers, Holland & Barrett, East of England Co op and a variety of independent retailers.

Woodbridge is a picturesque and prosperous Market Town situated on the banks of the River Deben, approximately 8 miles East of Ipswich, has branchline rail services to London and provides good transport links via the A12/A14. The town has a resident population of approximately 12,000 persons.

ACCOMMODATION

The premises has the following approximate dimensions:

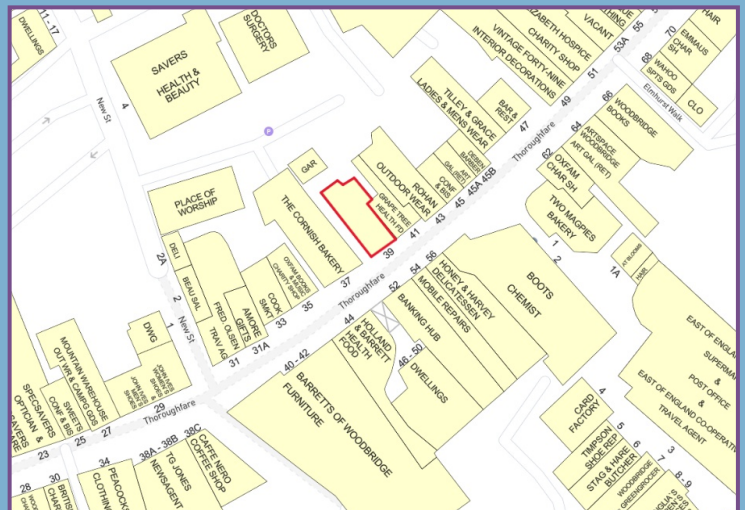
Shop Front: 4.52 m (14.83 ft)

Shop Depth: 15.88 m (52.09 ft)

Small Kitchenette

Staff & Customer Toilets

Primary Sales Area: 63.76 m² (686 sqft)



TERMS

The premises are offered on the basis of a new lease for a minimum term of five years on full repairing and insuring basis at a rent of £30,000 per annum exclusive.

BUSINESS RATES

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

Rateable Value: £20,500.00

Rates Payable (26/27) £10,229.50

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

PLANNING

We understand that the property is registered under Use Class E but interested parties should make their own planning enquires.

VAT

We understand the property is not currently 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 (93)

LEGAL COSTS

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

VIEWING & INFORMATION

By strict appointment only please contact:

Oakley Elsom

TEL:01394 446 480

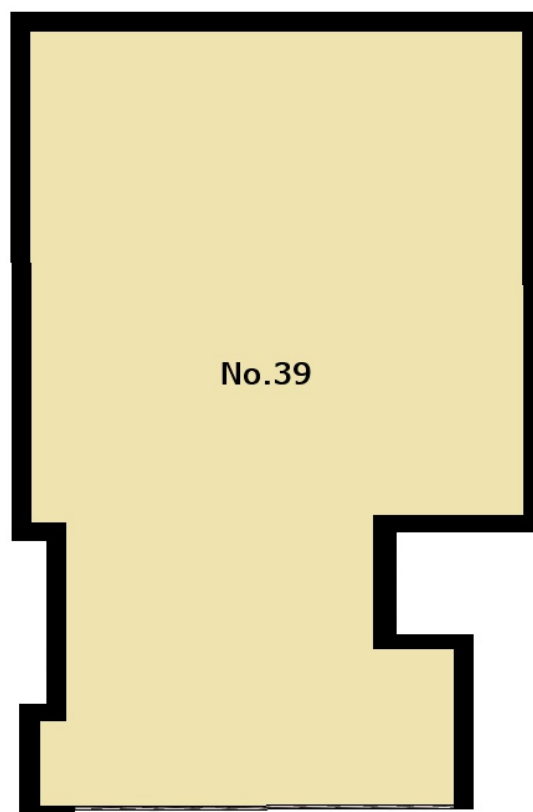
Email:Oakley@esassociates.co.uk

or

Peter Elsom

TEL:01394 446 480

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



THE THOROUGHFARE

IMPORTANT NOTICE

In accordance with anti-money laundering regulations interested parties will be required to provide certain information in accordance with AML legislation.

IMPORTANT NOTICE

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.