

TO LET

RETAIL PREMISES

esa



70 HIGH STREET, LEISTON, SUFFOLK IP16 4BZ

RENT £8,000 PAX

DESCRIPTION

The property comprises a ground-floor lock-up retail premises extending to approx. 526 sqft. The property benefits from a traditional timber-framed glazed bay shopfront and generous ceiling heights, creating a spacious and characterful retail environment. The premises were formerly occupied as a café and would benefit from some modernisation but would be suitable for a variety of retail uses, subject to approval.

LOCATION

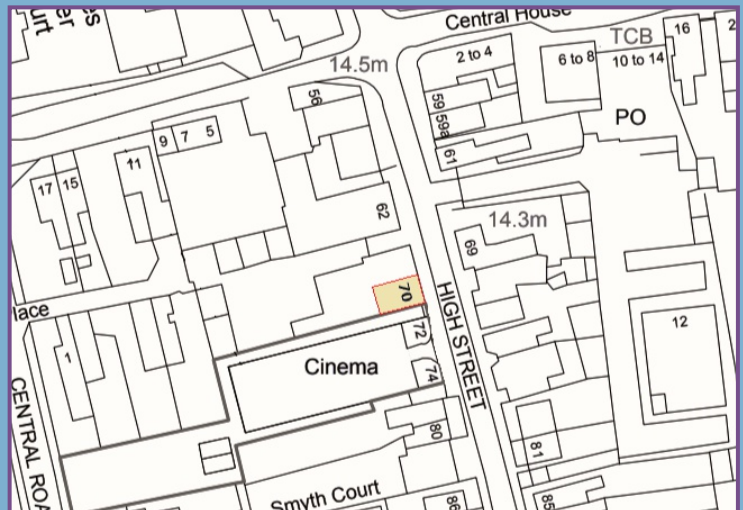
Leiston is situated near the Suffolk Heritage Coast and approx. 4 miles from Saxmundham, which provides access to the A12 and rail services to Ipswich and London Liverpool Street. The town serves a wide surrounding catchment and is located close to the major Sizewell C development, which is expected to support continued investment and employment within the area. The property occupies a prominent position on the High Street next to Leiston Film Theatre.

ACCOMMODATION

The premises has the following approximate dimensions:

Shop Front:	5.75 m	(18.86 ft)
Shop Depth:	7.75 m	(25.43 ft)
Sales Area:	44.83 m ²	(482 sqft)
Storage:	4.05 m ²	(44 sqft)
Staff & Customer Toilets		

Net Internal Area: 48.88 m² (526 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 £8,000 per annum exclusive.

BUSINESS RATES

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

Rateable Value: £7,100.00

Rates Payable (26/27) £2,712.20

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.

SERVICES

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

VAT

We understand the property is not currently elected for VAT.

EPC

This property's energy rating is TBC.

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

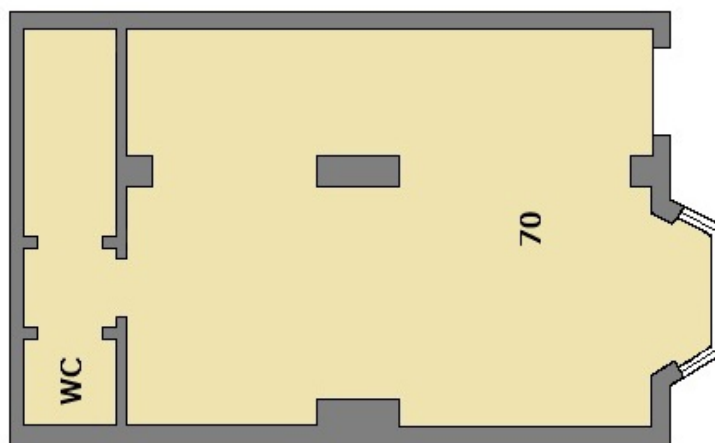
Email: Oakley@esassociates.co.uk

or

Peter Elsom

TEL: 01394 446 480

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



ANTI MONEY LAUNDERING:

In accordance with anti money laundering legislation 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.

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