18 Church Street, Woodbridge, Suffolk IP12 1DH

Mixed-Use Investment

Guide Price £595,000



18 Church Street, Woodbridge, Suffolk IP12 1DH

Mixed-Use Investment







KEY FEATURES

- Woodbridge is an affluent and attractive market town
- Situated in a popular location with local professional operators
- Opportunity for yield growth
- Guide Price £595,000
- Net initial yield of approximately 6.6% rising to 7% in December assuming normal purchaser's costs

DESCRIPTION

The subject property is a Grade II listed semi-detached property of traditional brick construction beneath a pitched tiled roof. The property occupies a prominent position on Church Street, which connects The Thoroughfare with Market Hill in the heart of Woodbridge town centre, and provides an attractive mixed-use investment opportunity.

The accommodation comprises ground-floor offices let to IP Properties, two self-contained flats let on assured shorthold tenancies, and a ground-floor studio situated to the rear. The property also benefits from four on-site car parking spaces.

WOODBRIDGE

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.

18 Church Street, Woodbridge, Suffolk IP12 1DH

Mixed-Use Investment







ACCOMMODATION

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

18 Church Street Offices	
Frontage:	35ft (10.61m)
Depth:	22ft (6.66m)
Sales Area:	1020 sqft
Ancillary:	422 sqft
Total Net Internal Area:	1346 sqft
6 Carlow Mews Studio Offices:	477 sqft

TENURE

The property is held freehold.

TENANCIES

18 Church Street is let to IP properties (Suffolk) Ltd for a term of 10 years from December 2024 at £18,000 per annum exclusive. This raises to £21,000 from December 2026 onwards. The lease has a rent review on 3rd December 2029 along with a tenant's option to break.

2 Carlow Mews (flat): Let on an AST at £676pcm.

4 Carlow Mews (flat): Let on an AST at £682pcm.

6 Carlow Mews (office): Let at £4,800pax.

Total income currently £39,096 per annum rising to £42,096 per annum in December 2026.

VAT

We understand the property is not elected for VAT.

LEGAL COSTS

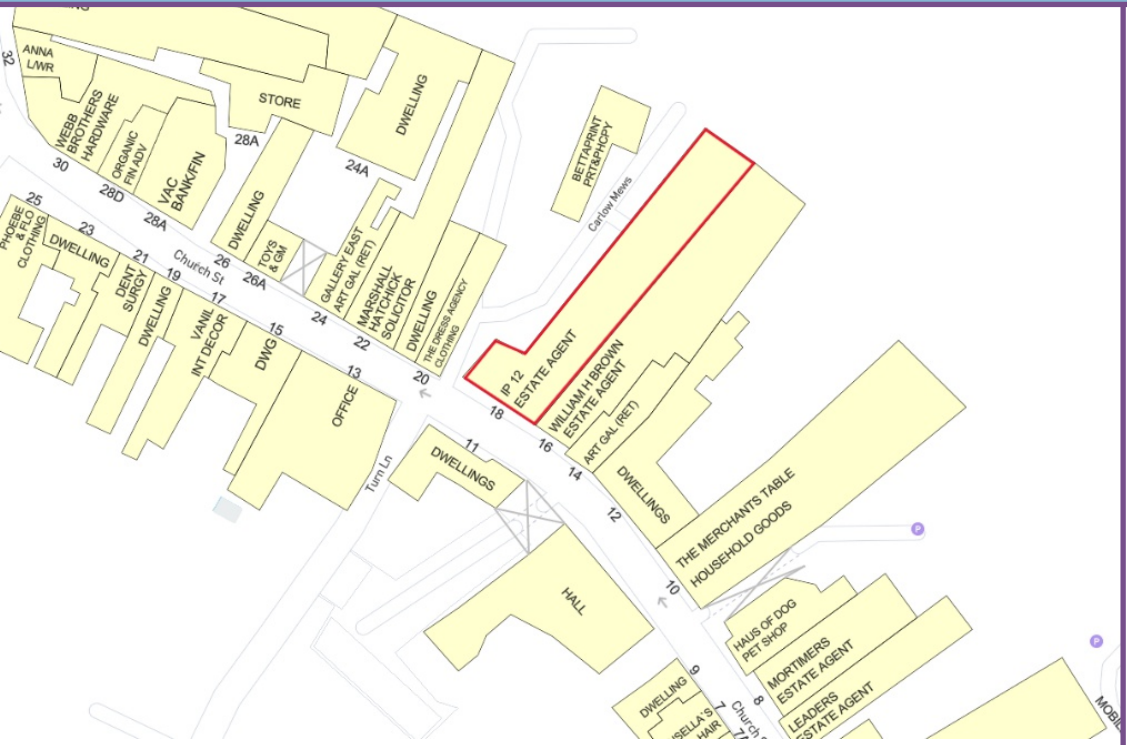
Each party will be responsible for their own legal costs incurred in the transaction.

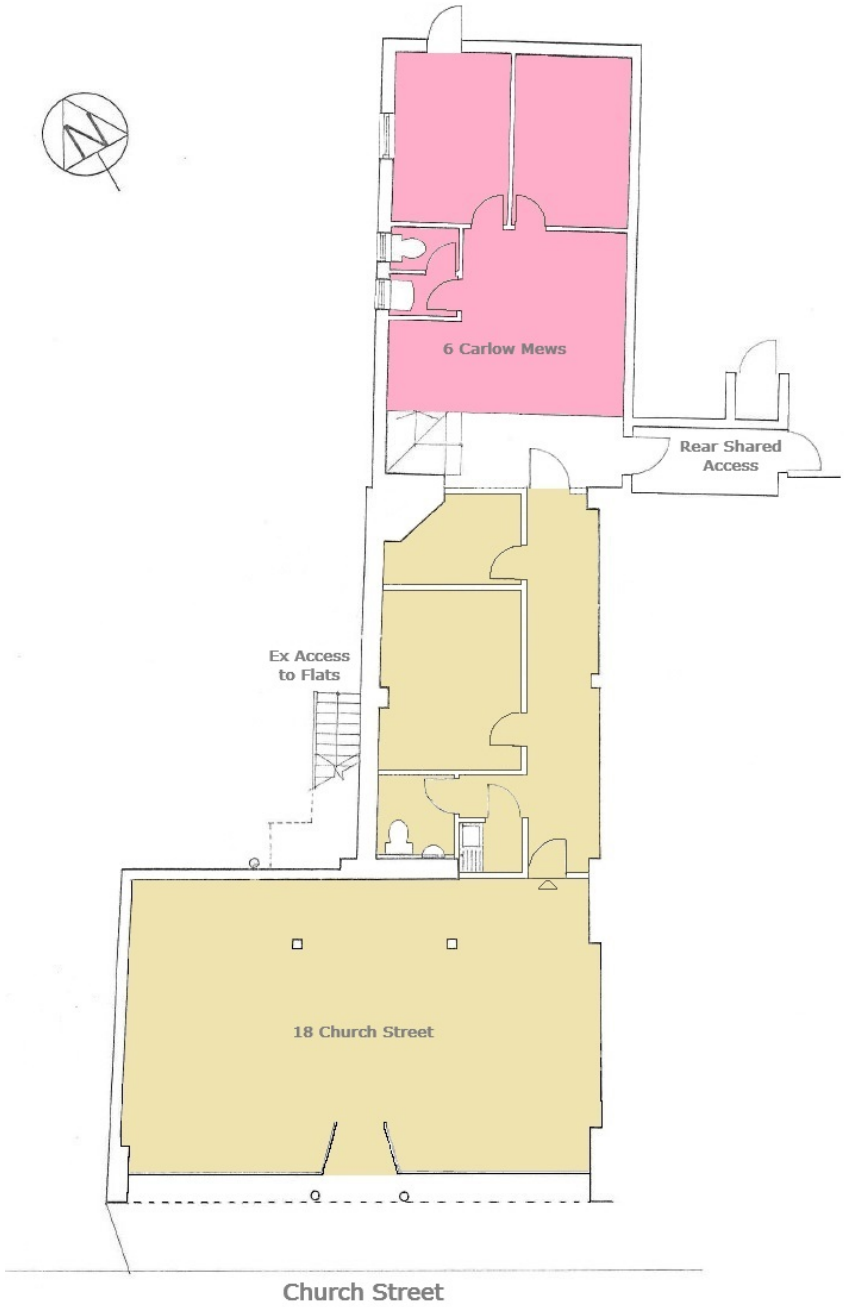
IMPORTANT NOTICE

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

18 Church Street, Woodbridge, Suffolk IP12 1DH

Mixed-Use Investment





VIEWING & INFORMATION

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

Peter Elsom
Peter.jo.elsom@esassociates.co.uk
01394 446486

Oakley Elsom
Oakley@esassociates.co.uk
01473 446484

elsom spettigue associates

commercial agents • property valuers • property managers
2 Quaypoint Station Road Woodbridge Suffolk IP12 4AL
Tel 01394 446480 Email info@esassociates.co.uk web www.esassociates.co.uk

DISCLAIMER: 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.