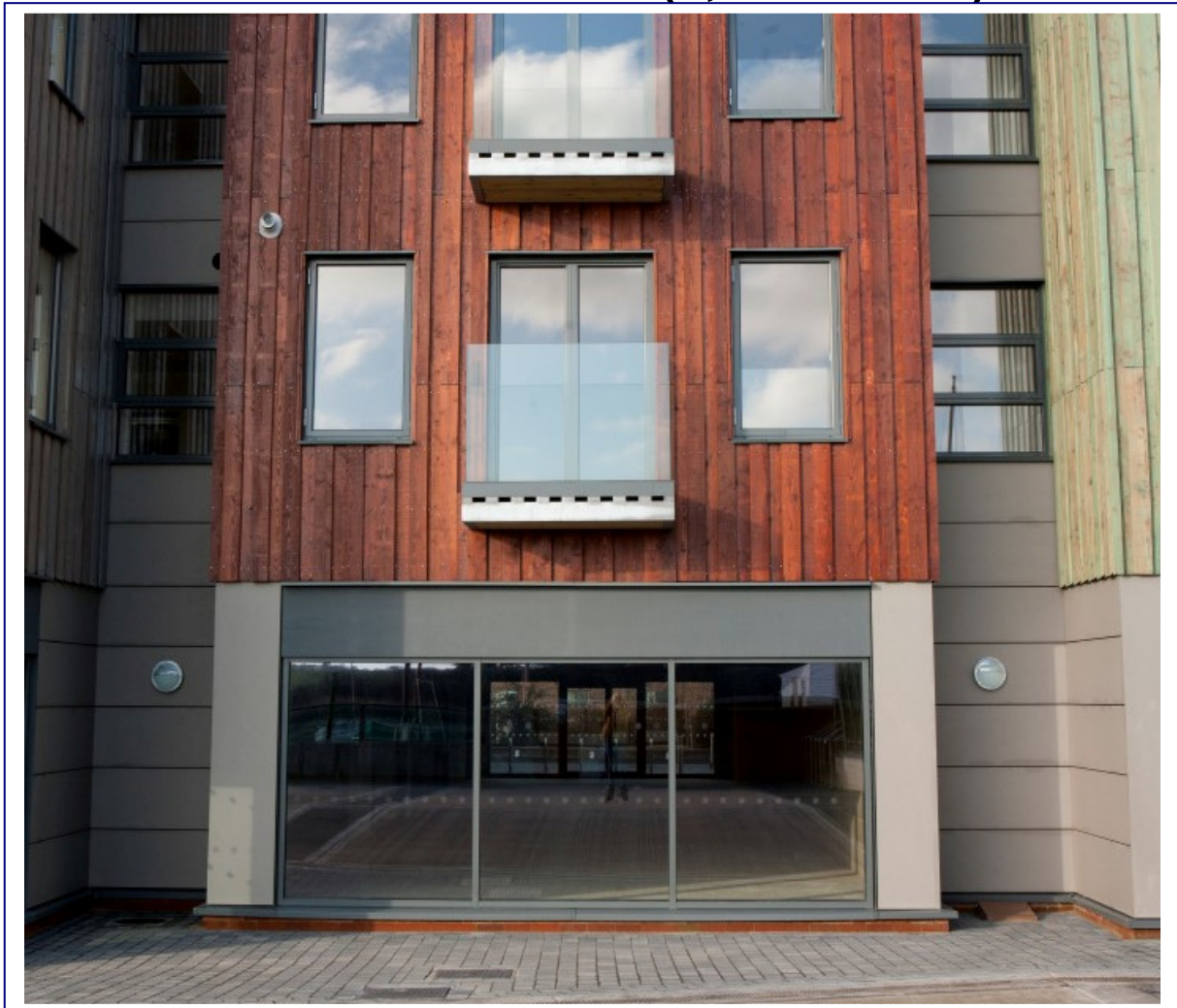


**RETAIL, RESTAURANT AND OFFICE PREMISES
TO LET/FOR SALE
PROMINENT MARKET TOWN LOCATION**

APPROX 118 SQ M (1,270 SQ FT)



Unit 3A at Deben Wharf, Whisstocks, Woodbridge IP12 1FP

- Prominent location beside the River Deben
- Purpose built unit within new development
- Front and rear access
- Guide price of £303,000 plus VAT
- To let on a new lease at £20,320 per annum exclusive



Location

Woodbridge is a picturesque town situated on the banks of the River Deben, about 8 miles north east of the County Town of Ipswich. It is just off the A12 connecting Lowestoft and Great Yarmouth to the north with Ipswich and London to the south; it also joins the A14 linking the Port of Felixstowe with Cambridge and the Midlands.

Situation

The property is situated on the banks of the River Deben within the new Whisstocks development. Deben Wharf comprises 5 commercial units, suitable for a variety of occupiers. Woodbridge Town Council will have a museum onsite and a boat shed with displays. The outside area will hold various events throughout the year. There are 634 car parking spaces close by.

Woodbridge is a very good demographic location with an increasing population in the local area. There are a lot of small to medium sized businesses in the town. The property is close to the Anchor Public House, The Table Restaurant, Riverside Theatre, Deben Swimming Pool, Adnams Wine Shop and the Railway Station with regular trains to Ipswich connecting to fast Inter-City services to London Liverpool Street.

Description

The property comprises a purpose built retail unit under newly constructed flats above as part of a group of 5 commercial units. The property has a concrete floor and block walls, front and rear access, and is finished as a double glazed shell unit, ready for the tenant to fit out.

Accommodation (All dimensions and areas approximate)

Total Area Approx | 118 sq m | 1,270 sq ft

Services

We understand that mains electricity, gas and water are available, however we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

Planning

We understand that the property currently has consent for A1, A2 and A3 uses. However we would recommend that all interested parties make their own enquiries with Suffolk Coastal District Council on 01394 383789.

Service Charge

There is a service charge levied on the property which is currently £878.00, which is payable by the tenant.

Terms

The property is available to let on new full repairing and insuring lease terms, for a term of years to be agreed, at a commencing rental of £20,320 per annum exclusive, or alternatively for sale on a virtual freehold basis by way of a 999 year lease at a price of £303,000 plus VAT.

Legal Costs

Each party to bear their own legal costs.

Vat

VAT is applicable under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Energy Performance Certificate

An EPC will be commissioned and should be available shortly.

Viewing

To view or for further information, please contact the sole agents:

Paul Keen at Penn Commercial,
Suite C Orwell House, Fox's Marina, The Strand,
Wherstead, Ipswich, Suffolk IP2 8NJ
Tel: 01473 211933. Fax: 01473 682266.
Email: paul@penncommercial.co.uk

Subject to Contract



NOTICES RELATING TO PROPERTY MISREPRESENTATION, PROPERTY MISDESCRIPTIONS & FINANCIAL SERVICES ACTS

Penn Commercial as agents for vendors/lessors of this property gives notices that: 1.The information contained within these particulars has been checked and is understood to be materially correct at the date of publication. 2.All descriptions, statements, dimensions, references to availabilities, conditions and permissions for use, and occupations Of other details are given in good faith. However, they are made without responsibility, and should not be relied upon as representations of fact. Intending purchasers or tenants should by enquiry to this office satisfy themselves as to the, correctness and availability in each case before arrangements are made to travel and view. 3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of value added tax (VAT).Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect to any transaction. 4.All plant machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however, been tested and, nor any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property. 7. Penn Commercial does not hold itself out as providing any legal financial or other advice. These particulars do not constitute advice and you should not rely on this material in making (or refraining from making) any decision to take (or refrain from taking) any action. 8.The information contained in these particulars is of a general nature and may not be applicable to your own specific circumstances. If you are in any doubt, please seek professional advice.