

PROMINENT MARKET TOWN LOCATION

**FOR SALE COMMERCIAL INVESTMENT AND
DEVELOPMENT OPPORTUNITY, WITH PLANNING
CONSENT FOR 2 FLATS AND A HOUSE**

TOTAL AREA APPROX 239 SQ M (2,573 SQ FT)



57 The Thoroughfare, Woodbridge IP12 1AH

- Prominent town centre location
- Ground floor shop let to Ninni Noo Boutique Ltd on a 10 year lease at £13,500 per annum exclusive
- Price reduction - For sale o.i.r.o. £650,000



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. Ipswich is the administrative and county town of Suffolk and is one of the principal commercial and financial centres of East Anglia. The town lies approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester.

Situation

The property is situated at the northern end of The Thoroughfare which is the main shopping street in Woodbridge town centre, close to the Turban Centre.

Description

The property benefits from a feature front, good display window, two internal offices, one interview room and rear office, and is in good decorative order. There is a retail shop on the ground floor with additional offices to the rear and on two floors above.

Accommodation

 (All dimensions and areas approximate)

Shop Area	56 sq m	603 sq ft
Ground Floor Offices	48 sq m	517 sq ft
First Floor Offices	104 sq m	1,119 sq ft
Second Floor Offices	31 sq m	334 sq ft
Total Area Approx	239 sq m	2,573 sq ft

Services

We understand from our client that all mains services are available, and that the services have already been split to supply the 2 two flats.

Business Rates

Rateable Value 2017	Rates Payable
Shop £10,750	£5,009.50
Offices (all) £13,200	£6,151.20

However we would recommend that all interested parties make their own enquiries with Suffolk Coastal District Council on 01394 383789.

Planning

The property benefits from planning consent for conversion to 2 flats and construction of a house to the rear, reference DC/15/1992/FUL and DC/16/2985/FUL. The ground floor shop has A1 retail consent and the offices have A2 financial & professional services consent. However we would recommend that all interested parties make their own enquiries with Suffolk Coastal District Council on 01394 383789.

Tenancy

The ground floor shop is let to Ninni Noo Boutique Ltd on a 10 year internal repairing and insuring lease, outside the security provisions of the Landlord & Tenant Act 1954, from October 2015 at a rental of £13,500 per annum exclusive, with a rent review and tenant only break at Year 5.

Price

The property is available for sale freehold at offers in the region of £650,000. VAT is not applicable.

Legal Costs

Each party to bear their own legal costs.

Energy Performance Certificate

A full copy of the EPC is available upon request, reference 9820-3028-0940-0500-8601, rating D84.

Viewing

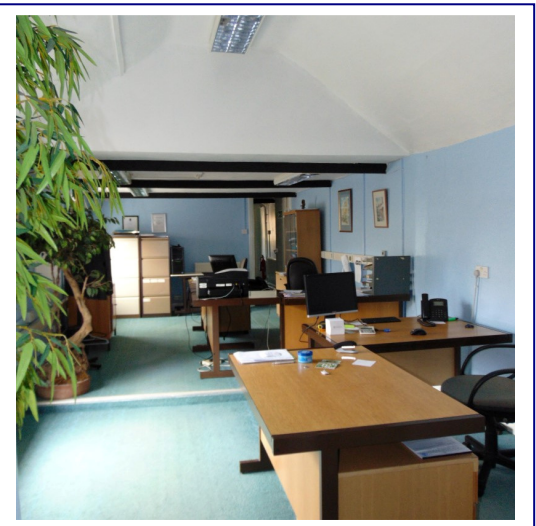
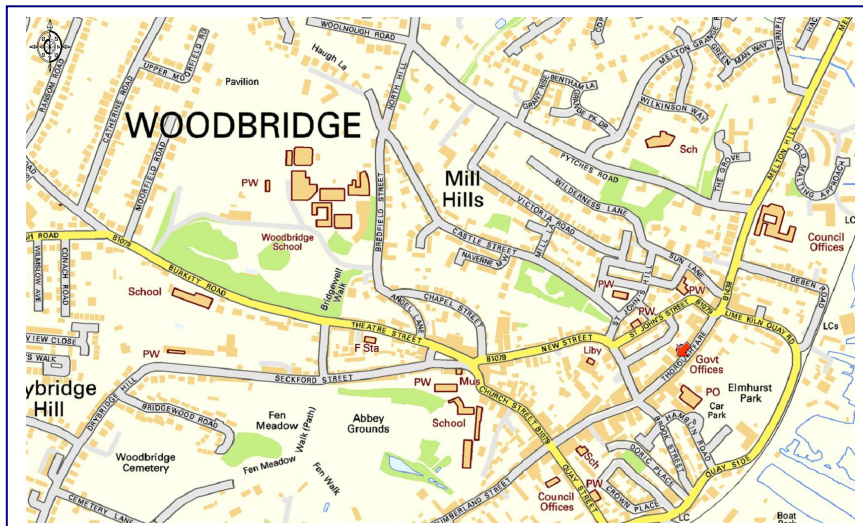
To view or for further information, please contact the joint sole agents:

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Or

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Subject to Contract



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