

TO LET GRADE II LISTED RETAIL PREMISES

APPROX 85.81 SQ M (923 SQ FT)



**Unit 2 White Hart Court, 77b High Street,
Wickham Market, Woodbridge IP13 0RA**

- Prime town centre location in village square
- Close to other retail units
- Current use A1
- 1 Car parking space to the rear
- Grade II Listed
- To let rent negotiable, details upon application



Location

Wickham Market is a market town located 6 miles north of Woodbridge and close to Framlingham, and 2 miles from the nearest railway station at Campsea Ashe. The A12 is within a quarter of a mile providing largely dual carriageway driving to Ipswich, London and the intersection with the A14 trunk route. There is another railway station in the nearby market town of Woodbridge connecting to London Liverpool Street.

Situation

The property is situated in the Square which forms part of the main retail/eating area in Wickham Market. The market square includes a wine shop, various takeaways and cafes, butchers, newsagents, pharmacy, DIY shop, fish & chip shop, hairdressers close by, post office and Co-op .

Description

The property is a Grade II Listed building of brick construction with a pantile roof, which was originally part of The White Hart coaching inn/public house.

The property benefits from original beams, carpets, strip lighting, kitchen and WC facilities, together with a car parking space to the rear. The property would suit a variety of trades subject to planning consent.

Accommodation (All dimensions are approximate)

Sales Area	42.63 sq m	459 sq ft
Consulting Room	2.73 sq m	29 sq ft
Rear Room	13.48 sq m	145 sq ft
Cellar	26.97 sq m	290 sq ft
Total Floor Area	85.81 sq m	923 sq ft

Services

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

Planning

We understand that the property currently has consent for A1 uses. All interested parties should contact Suffolk Coastal District Council on 01394 383789.

Business Rates

Rateable Value 2017
£4,950

Estimated Rates Payable
£2,306.70

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Terms

The property is available to let by way of an assignment of the existing lease of 16 years from 8th July 2014, inside the security of tenure provisions of the Landlord and Tenant Act 1954, rent negotiable, details upon application. There is a rent review due in July 2018.

Energy Performance Certificate

As the property is Grade II Listed it may not require an EPC.

Legal Costs

Each party to bear their own legal costs.

Vat

VAT is not applicable under the Finance Act 1989.

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.
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Subject to Contract



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