

FITNESS STUDIO / CRECHE / CHILDREN'S NURSERY OPPORTUNITY

FOR SALE FREEHOLD / TO LET IN WHOLE OR PART

APPROX 75 – 375 SQ M (807 – 4,036 SQ FT)

Goldsmiths, Ufford, Woodbridge, IP13 6EL



01473 211933
www.penncommercial.co.uk



Location

The site lies close to the centre of the village of Ufford, some 4 miles north of the historic town of Woodbridge, on the banks of the River Deben, and 12 miles to the north east of the county town of Ipswich. The market town of Framlingham is about 6 miles to the north west, Wickham Market is 2 miles to the north and the heritage coast at Orford is about 10 miles to the east.

There are rail connections at Campsea Ashe and Woodbridge, with regular connections to fast intercity services from Ipswich which take just over an hour to London's Liverpool Street. The A12 is within half a mile providing largely dual carriageway driving up to London and the South, with intersections with the A14 trunk route between the Port of Felixstowe to the east and Cambridge to the west.

Situation

The village enjoys a rural nature with an interesting mix of period and modern houses, two public houses, church and community hall/playing field.

Proposed Development

A new development of 34 houses is under construction, some of which front the main village street.

Block A on the Commercial Development (see site plan on page 1 outlined in yellow) is the proposed location for the Fitness Studio, Children's Nursery or Creche. It may also suit a retail shop or café/business hub to service the new residential development that is currently under construction.

Accommodation

All dimensions and areas are approximate:

Block A	75 – 375 sq m	807 – 4,036 sq ft
Approx.		

Subject to Contract

Services

We understand that all mains services will be available to the site, 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.

Business Rates

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

Planning

The site has potential for a variety of uses. However we would recommend that all interested parties make their own enquiries with Suffolk Coastal District Council on 01394 383789.

Terms & Tenure

The site is available freehold or leasehold in whole or in part. Terms on application.

Legal Costs

Each party to bear their own legal costs.

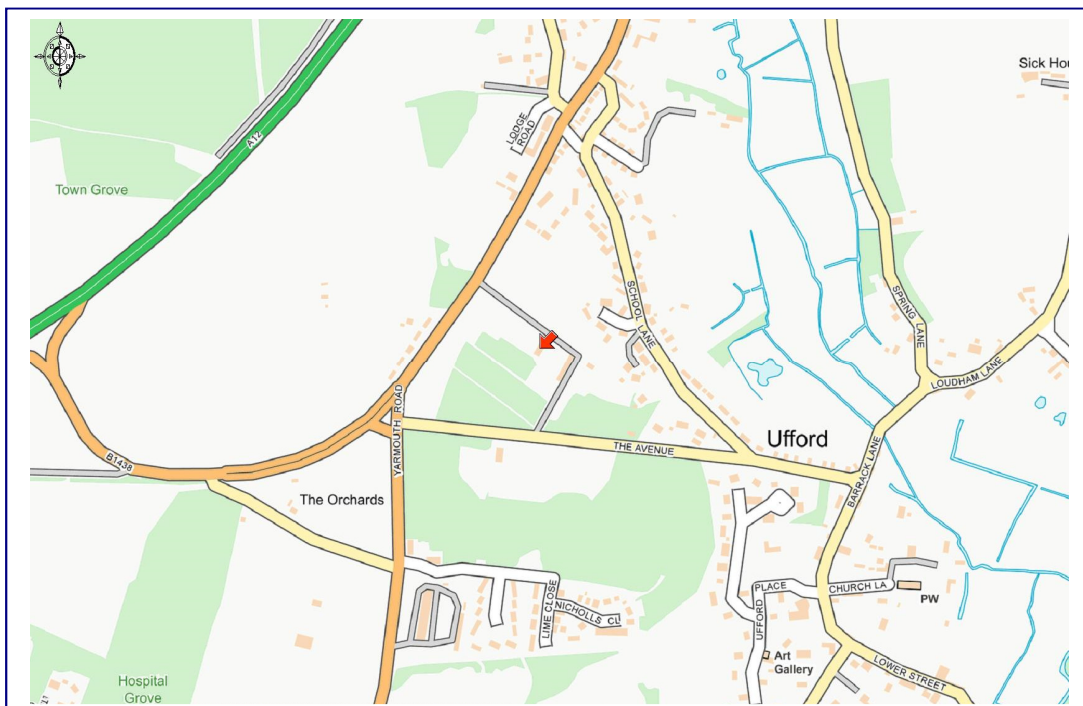
Vat

To be advised. All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Viewing

To view or for further information, please contact:

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