

TO LET

PRIME RETAIL SOUTHWOLD

75 High Street, IP18 6DS



6 Market Place
Halesworth
SUFFOLK IP19 8BA

01986 872500
www.fennel.co.uk



LOCATION

Southwold is an extremely popular North Suffolk coastal town approximately 36 miles North East of Ipswich, 30 miles South East of Norwich and 4 miles from the A12 trunk road. Home to brewery, pubs and hotels group Adnams plc Southwold boasts a thriving community which benefits from a substantial tourist influx throughout the year.

DESCRIPTION

The beautiful Listed building is located in the prime section of the High Street, opposite Mountain Warehouse and close to Tiptree, White Stuff, Crew Clothing, Quba and Jack Wills, with independent retailers and plenty of restaurants and pubs.

The property is a period building with a large double fronted glazed windows leading into an immediate retail area of 22.3sqm (240sqft) with further space, office and ancillary to the rear and on the first floor. There is also rear access to the property, and separate access to the first floor if required.

ACCOMMODATION

The property has the following approximate internal retail area of 111.1sqm (1,196sqft)

Zone A	22.3	240
Zone B	16.3	175
Grd store	8.5	91
Base	19.5	210
1st office	44.5	479
TOTAL	111.1sqm	1,195sqft

RATES

The property has a Rateable Value of £24,740

RENT

The Landlord is seeking **£35,000pax** for a new lease, terms to be agreed.

VIEWING Strictly by appointment through this office with:

Jonathan Carman MRICS
01986 872034
07973 235057
jonathan@fennel.co.uk

These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract.
All prices are quoted exclusive of VAT which may be payable. Regulated by the RICS

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CHARTERED SURVEYORS
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