

FOR SALE

RETAIL INVESTMENT (with upper parts)

SOUTHWOLD

84-86 High Street, IP18 6DP

6 Market Place
Halesworth
SUFFOLK IP19 8BA

01986 872500

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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 which links Great Yarmouth and London. 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 building is located in the prime section of the High Street. Other national retailers in the town include Tiptree, White Stuff, Quba, Jack Wills, WH Smith, Tesco and Fatface, with many independent retailers and plenty of restaurants and pubs. The unit is a large attractive period property with double aspect glazed windows leading into the extensive retail sales area and storage on the 1st floor (which had planning permission for a flat).

TENANCY

The ground floor and upper parts are let on an effective FRI lease to Mountain Warehouse Ltd for a term of 10 years from 30th October 2017 (expiring 29th October 2027). The passing rent is **£70,000pa**. The space on the 1st floor has potential for separate access, and has planning permission to be used as a flat from 2017.

ACCOMMODATION

Zone A	44.88sqm	483sqft
Zone B	29.40sqm	316sqft
Zone C	20.89sqm	225sqft
1st flr store	18.64sqm	201sqft
TOTAL	113.81sqm	1,225sqft

PRICE

The vendor is seeking offer in excess of **£1,100,000** for their freehold interest of this prime retail investment producing £70,000pa.

VIEWING Strictly by appointment via agents:

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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