

TO LET

Café/Restaurant

SOUTHWOLD
81 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 which links Great Yarmouth and London.

Home to the brewery, pubs and hotels group Adnams plc Southwold boasts a thriving community which benefits from a substantial tourist influx throughout the year.

DESCRIPTION

The unit is located in the basement of Buckenham House which is in the prime section of the High Street close to multiple retailers including Quba, Jack Wills, Mountain Warehouse, Joules and other high profile independent retailers including MEA and Collen & Clare.

The building is arguably the most attractive and prominent in the town, with the basement accessed from the front right hand side of the building, down an external stone staircase.

RENT

The Landlord is seeking a rent of **£15,000pa** for a new lease, terms to be negotiated. The use of 2 car spaces can be offered for £300pa each space.

ACCOMMODATION

The property has the following approximate internal area :

Basement area 1	49.81sqm	(536sqft)
Basement area 2	15.96sqm	(172sqft)
Store area	2.6sqm	(28sqft)
TOTAL	68.37sqm	(736sqft)

Fixtures and fitting are available by separate negotiation is required.

RATES

The property has a current Rateable Value of £12,000

NOTE : The property is Listed

LEGAL COSTS

The Landlord and Tenant are to pay their own legal costs incurred in this transaction.

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

INVESTMENT
DEVELOPMENT
SALES
LETTING
ANALYSIS
MANAGEMENT

TO LET

Café/Restaurant

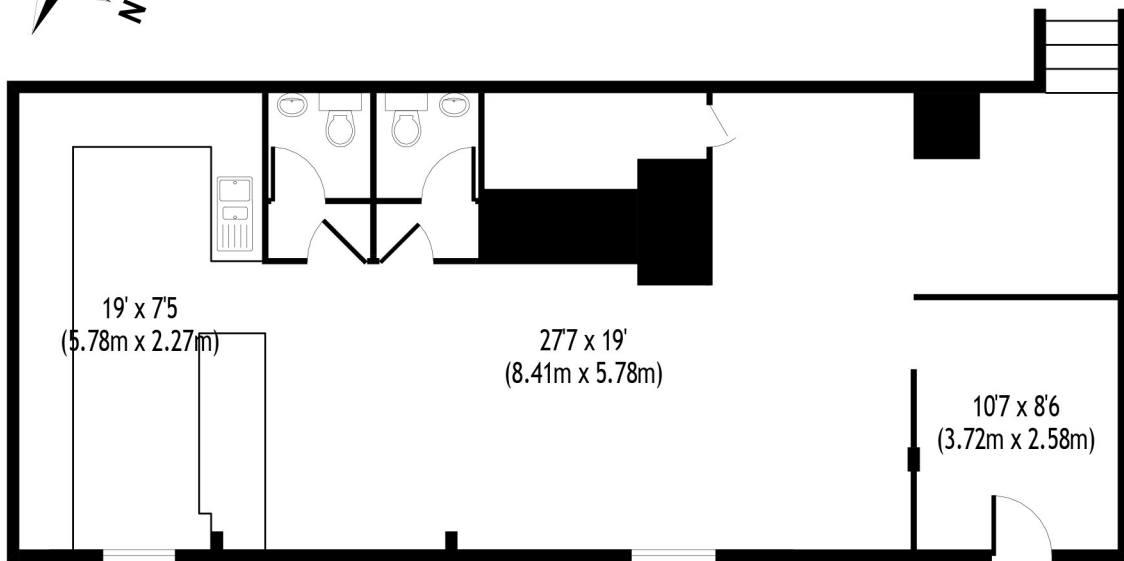
SOUTHWOLD
81 High Street, IP18 6DS



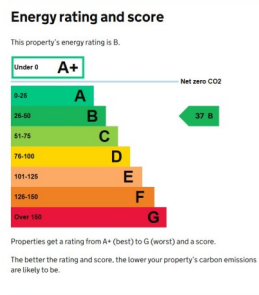
6 Market Place
Halesworth
SUFFOLK IP19 8BA

01986 872500
www.fennel.co.uk

Buckenham Coffee House, Southwold
Approx. Gross Internal Floor Area - 869 Sq ft / 81 Sq M



For identification purposes only. Not to scale.
Copyright © EPC Marketing Ltd 2024



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

INVESTMENT
DEVELOPMENT
SALES
LETTING
ANALYSIS
MANAGEMENT

TO LET

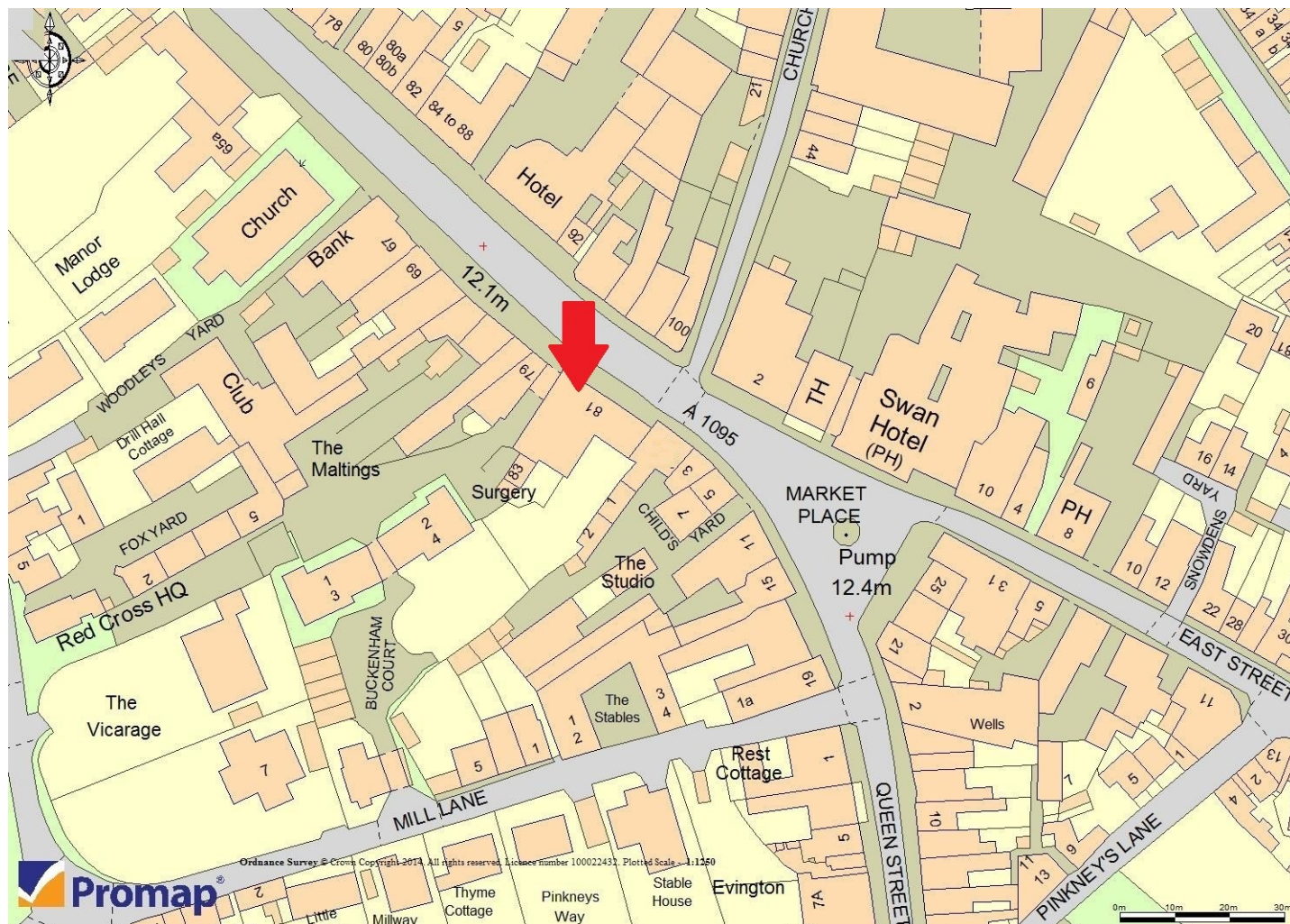
Café/Restaurant

SOUTHWOLD
81 High Street, IP18 6DS



6 Market Place
Halesworth
SUFFOLK IP19 8BA

01986 872500
www.fennel.co.uk



IMPORTANT NOTICE:

Fennel, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fennel have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

INVESTMENT
DEVELOPMENT
SALES
LETTING
ANALYSIS
MANAGEMENT