

PRIME SHOP TO LET

SAXMUNDHAM

27 High Street, IP17 1AF

FENNEL

CHARTERED SURVEYORS
www.fennel.co.uk

6 Market Place
Halesworth
SUFFOLK IP19 8BA

01986 872500

www.fennel.co.uk



LOCATION

The premises occupies a very prominent position on the High Street. The A12 is within easy reach, providing access to Lowestoft and Yarmouth to the north and Ipswich and London to the south. Saxmundham is an expanding market town, some 22 miles north of Ipswich and 35 miles from Norwich, which benefits from good road and rail links.

DESCRIPTION

The building comprises of a self contained retail unit on the ground floor which is currently being used as a newsagents and stationery shop. The outgoing tenant would happily sell on the fixtures, fittings and stock to any tenant wishing to continue with this business. NOTE that the property is Grade II Listed.

LEASE

The property is available by way of a new lease of **£10,000pax**. The fixtures, fittings and stock can be sold by separate negotiation.

ACCOMMODATION

The property has the following approximate floor area of 46.11sqm (496sqft)

RATES

The Rateable Value is £11,750. Small business rate relief may be available. Please contact East Suffolk 01394 383789

SERVICES

Mains water, electricity and drainage are available. None of the services, including heating, plumbing or electrical systems (nor appliances) have been tested by the Letting Agents.

LEGAL COSTS

Each party are to be responsible for their own legal costs.

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

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SALES

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MANAGEMENT

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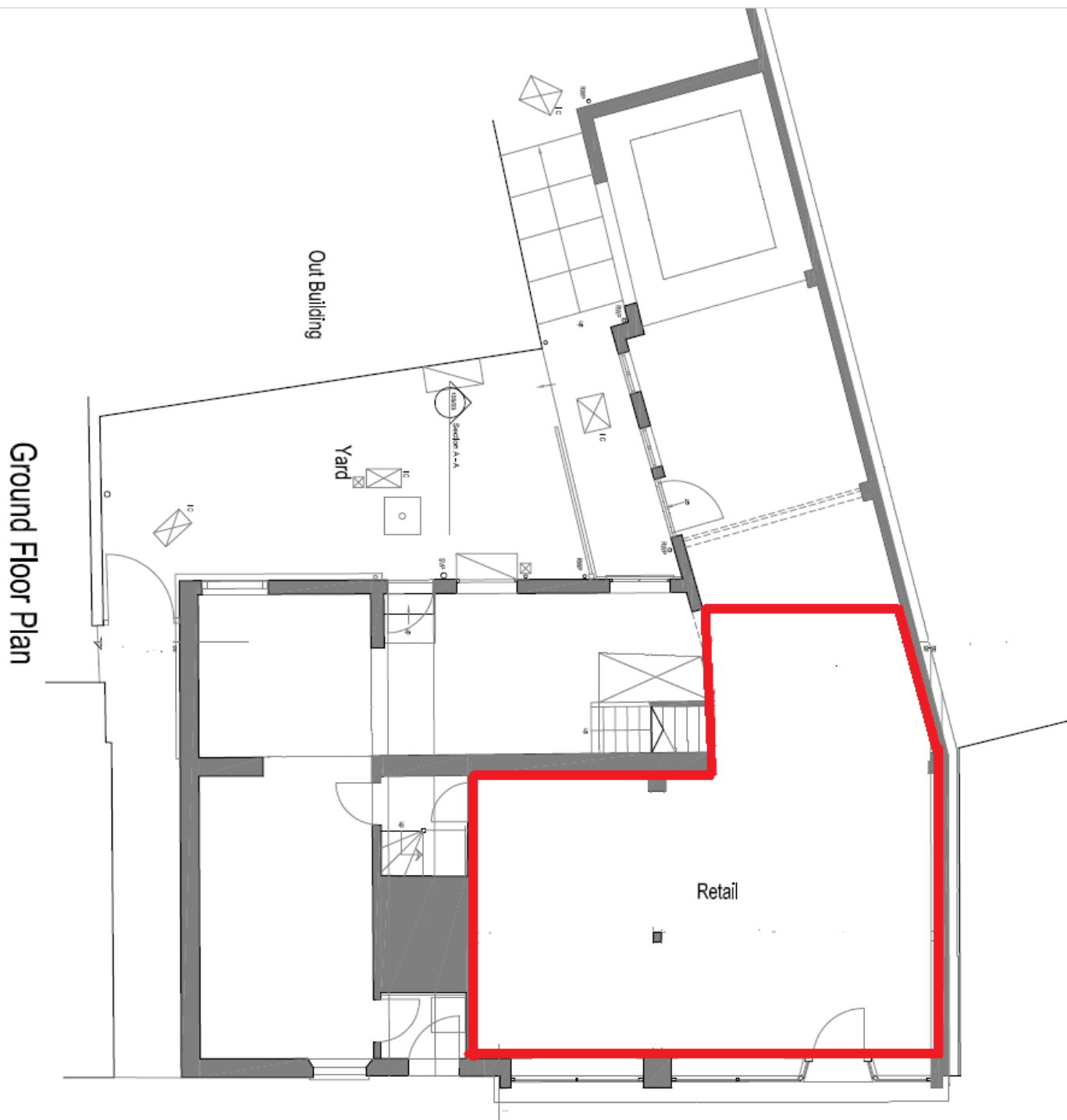
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