

TO LET

PRIME RETAIL SOUTHWOLD

67 High Street, IP18 6DT



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

This beautiful Listed building is located in the prime section of the High Street, opposite to Mountain Warehouse, Crew Clothing, Joules, Quba and Jack Wills, with other independent retailers and plenty of restaurants and pubs. The property was historically a period Barclays Bank premises with large glazed windows leading into an immediate open plan retail area of circa 1,500sqft with further retail and storage space to the rear. There is also rear access to the property.

ACCOMMODATION

The property has the following approximate internal areas:

Zone A	445.sqft	(41.34sqm)
Zone B	491 sqft	(45.62sqm)
Zone C	322 sqft	(29.91sqm)
Office	231 sqft	(21.46sqm)
Store	347 sqft	(32.24sqm)
Basement	211 sqft	(19.60sqm)
TOTAL	2,047sqft	(190.2sqm)

RATES

The property has a Rateable Value of £45,500

RENT

The Landlord is seeking **£70,000pax** for an term to be negotiated.

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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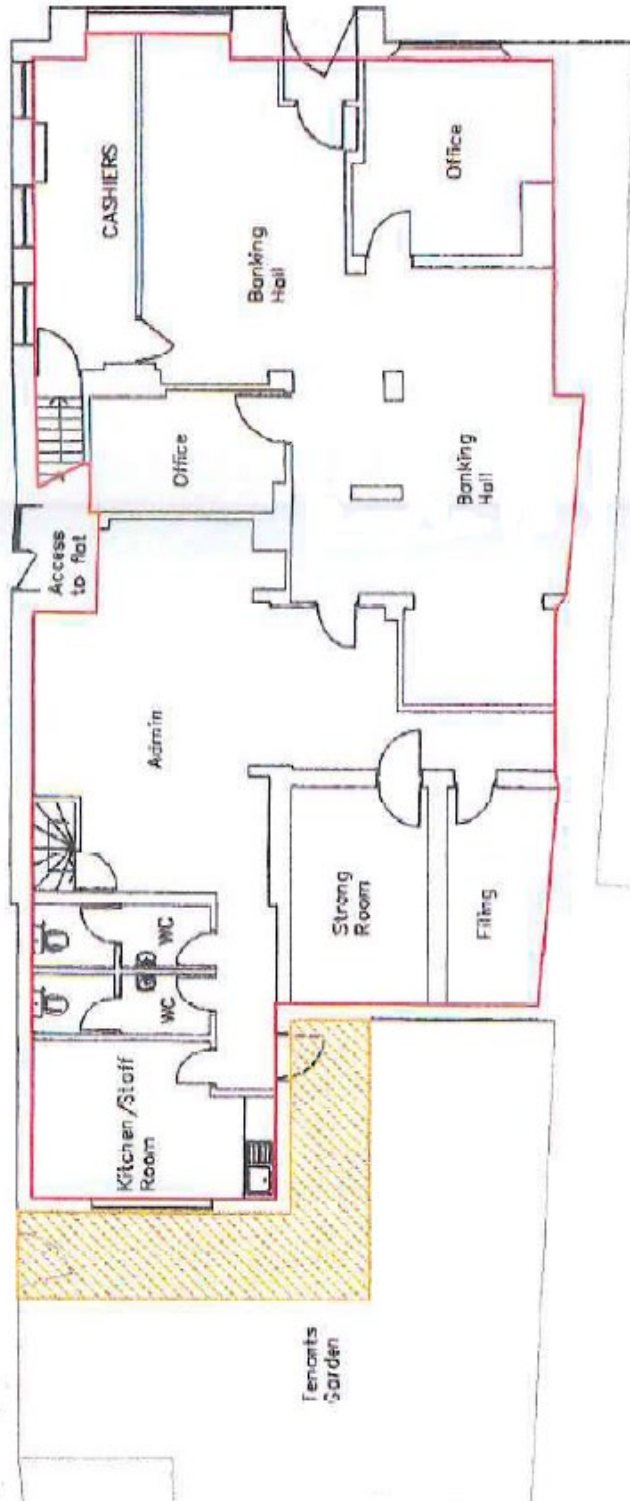
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken to any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser/tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



NOTE: Basement is not shown on this plan, but is accessed from within the shop.

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IMPORTANT NOTICE:

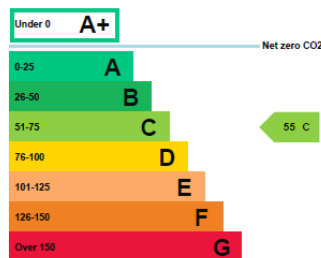
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Energy rating and score

This property's energy rating is C.



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