

TO LET

Retail unit YOXFORD

High Street, IP17 3EP



6 Market Place
Halesworth
SUFFOLK IP19 8BA

01986 872500

www.fennel.co.uk



LOCATION

Suffolk House can be found on the High Street (The A1120 Suffolk Tourist Route) in the very centre of Yoxford; a highly desirable village with a village store, an assortment of antique shops and galleries, a primary school, tennis, bowls and cricket clubs, and restaurants. It is located adjacent to the A12 trunk road giving it easy access to the north and south as well as to the Heritage Coast, with the popular resorts of Aldeburgh (10 miles), Dunwich (6 miles), Walberswick (8 miles), Southwold (10.5 miles) and Snape (7.5 miles) all within a short drive. The nearby railway station at Darsham gives regular services to Ipswich and, in turn, onto London Liverpool Street Station. There is also a railway station at Saxmundham, (4 miles), and further facilities including Waitrose and Tesco supermarkets.

DESCRIPTION

The property has historically been used as an antique shop, but would suit a number of alternative retail occupiers. The glazed frontage is 34' wide, offering a huge visual display area, which could readily be split into 2 units should any occupier require a smaller space.

ACCOMMODATION

The property has an immediate retail area of 455sqft, the entrance accessing the shop from the centre of the glazed frontage of 34'. There are a further 4 rooms to the rear of the main retail area, totalling 986sqft.

EPC

The building has an EPC assessment of Band D

RATES

The Rateable Value is £4,850, making this unit eligible for 100% Small Business Rates Relief.

RENT

The Landlord is seeking **£15,000 pax (+vat)** flexible terms will be agreed. Would suit a number of different uses.

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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For identification purposes only. Not to scale.

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CHARTERED SURVEYORS
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