

TO LET Retail Unit

HALESWORTH

7 Bridge Street, IP19 8AB



6 Market Place
Halesworth
SUFFOLK IP19 8BA

01986 872500
www.fennel.co.uk



LOCATION

This old market town with a population of about 6,000 is nine miles from the popular historic coastal town of Southwold. A Roman settlement in origin, Halesworth has a fine medieval church (with Victorian additions) and a pleasant mixture of houses, from early timber-framed buildings to the dignified remnants of Victorian prosperity. The property located along the northern end of the pedestrianised Thoroughfare, just as it leads onto Bridge Street close by to the library and parking.

DESCRIPTION

The property has a very large glazed frontage with a central door leading into the shop of 883sqft open plan retail space. The shop has a store and WC to the rear, and a further external store of 53sqft) There are several public parking spaces close to the shop and the main free Town Car park 200 yards away from the shop.

RENT

The Landlord is seeking **£17,000 pax** for a term to be negotiated.

ACCOMMODATION

The ground floor has approximate internal retail dimensions of :

Zone A	48.90sqm	(526sqft)
Zone B	33.20sqm	(357sqft)
Store/WC	10.40sqm	(112sqft)
Ext store	4.90sqm	(53sqft)
TOTAL	97.40sqm	(1,048sqft)

EPC

The Energy Performance Certificate is Band D (77)

RATES

The retail element has a current rateable value of £10,000 and therefore qualifies for 100% Small Business Rates Relief.

LEGAL COSTS

Both parties are responsible for all 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

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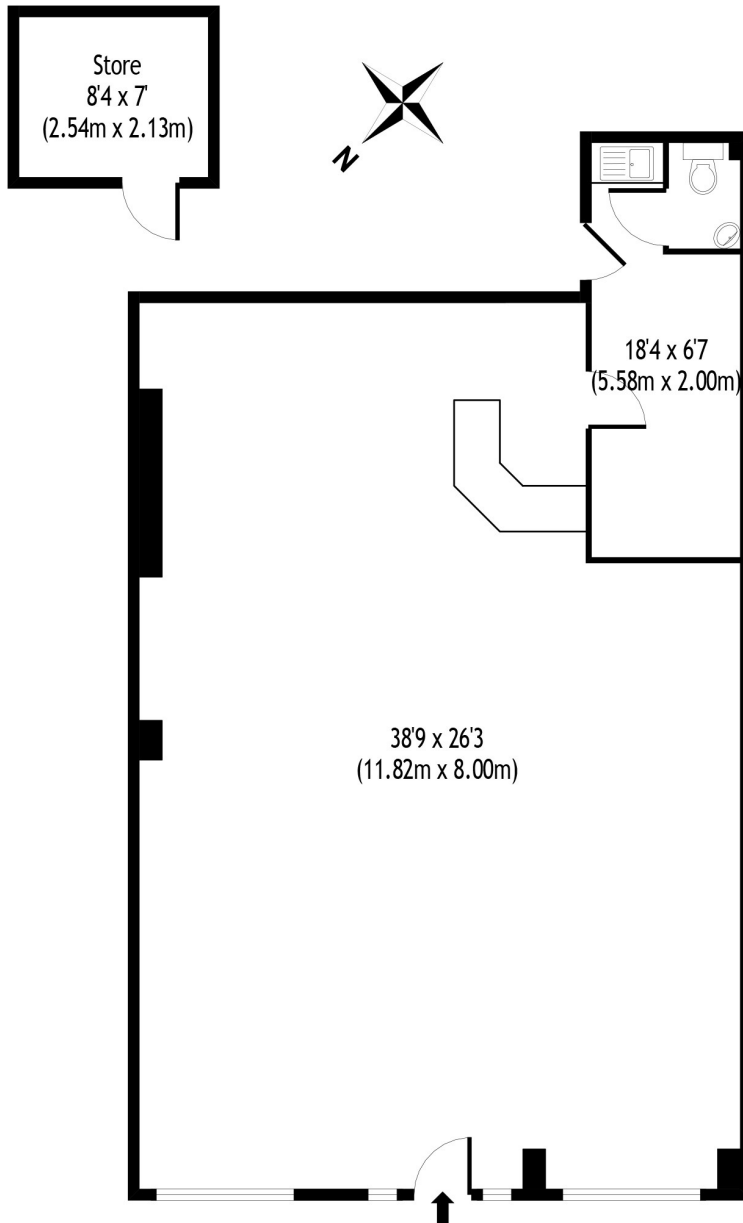
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7 Bridge Street, Halesworth
Approx. Gross Internal Floor Area - 1121 Sq ft / 104 Sq M



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