

# TO LET Retail Shop

## WICKHAM MARKET

46 High Street, IP13 0QS



6 Market Place  
Halesworth  
SUFFOLK IP19 8BA

**01986 872500**  
www.fennel.co.uk



### LOCATION

Wickham Market is an attractive large village close to the River Deben within the Suffolk Coastal Heritage area. It lies about 15 miles north east of Ipswich and 6 miles from the market town of Woodbridge.

The property occupies a highly prominent and central position on the High Street, overlooking the Market Square. The High Street contains a variety of occupiers, including a newly constructed 9,000sqft Coop food store, estate agents, post office, newsagents, hardware store and various boutiques and cafes.

### DESCRIPTION

The shop is set within a delightful large Suffolk town house, prominently located on the Market Square. The unit shares an entrance with the café next door, and the common lobby leads to 2 main retail areas. The first room is 26sqm (286sqft) which has toilet facilities and the second room is 20sqm (219sqft).

### RENT

The Landlord is seeking a rent of **£11,000pa (+vat)** for a 6 year term and review after the 3rd year, to £12,000pa (+vat). Rates will not be charged and the lease is on an internal re-paring and redecoration basis only, with £500pa (+vat) service charge, and a £500 rental deposit. A break clause at 3rd anniversary of the lease will be permitted.

### 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 incurred in this transaction.

### EPC

Energy Performance Certificate available on request.

**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**

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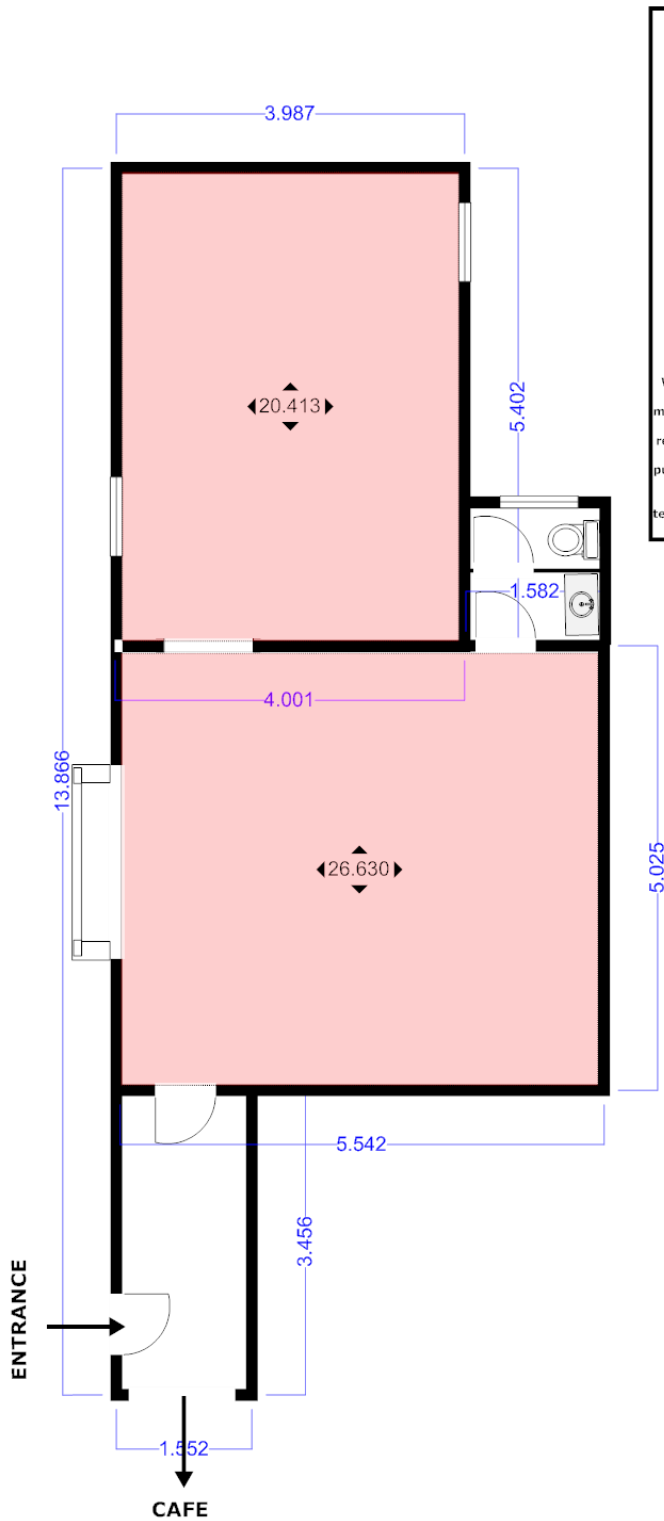
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Suffolk  
IP13 0QS**

Approx. area:  
47.04 sqm  
(506sqft)

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



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### 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.

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