

# TO LET

Retail/Gallery

## SOUTHWOLD

83 High Street, IP18 6DS



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 which links Great Yarmouth and London.

Home to the brewery, pubs and hotels group Adnams plc Southwold boasts a thriving community which benefits from a substantial tourist influx throughout the year.

### DESCRIPTION

The building is located behind Buckenham House which is in the prime section of the High Street close to multiple retailers including Quba, Jack Wills, Mountain Warehouse, Timberland, Joules and other high profile independent retailers including Gunhill Clothing and Collen & Clare. It is an attractive period property arranged over several rooms with a garden and courtyard and the ability to use 2 car spaces.

### RENT

The Landlord is seeking a rent of **£18,000pax** for a new lease, terms to be negotiated.

### ACCOMMODATION

The property has the following approximate internal area :

<b>Net area</b>	<b>62.07sqm</b>	<b>(668sqft)</b>
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### RATES

The property has a current Rateable Value of £22,089

NOTE : The property is Listed

### LEGAL COSTS

The Landlord and Tenant are to pay their own 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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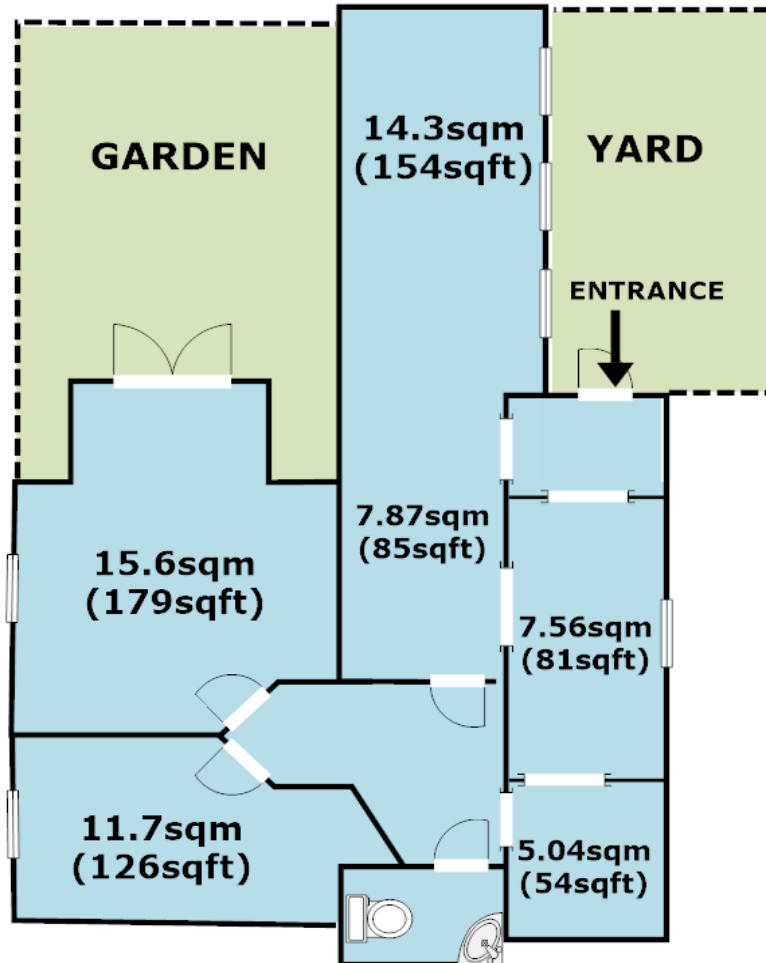


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken to any error, omission, or mis-statement. This plan 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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