

FOR SALE

Prime Retail Shop

HALESWORTH

57 Thoroughfare, IP19 8AR



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. The award winning pedestrianisation of the town centre (the Thoroughfare) has created an excellent bustling small town atmosphere in which to explore the local shops and other amenities.

PROPERTY

The shop occupies the ground and first floor of a period property with interesting period features, which we understand to date from the 17th Century. The shop is fronted by a very attractive traditional bow window (with an area for display) and flanked by an entrance door. There are stairs leading from the main sales area up to the first floor which has three rooms which would provide attractive office accommodation. These rooms, together with a wide corridor are at present used for storage.

DESCRIPTION

This attractive period shop is situated in the centre of a busy pedestrian high street shopping area with extensive off street parking close by.

Zone A	22.5sqm	(242sqft)
Zone B	24.5sqm	(264sqft)
Grd office	20.9sqm	(225sqft)
1st office	39.8sqm	(428sqft)
TOTAL	107.7sqm	(1,159sqft)

PRICE

The owner is seeking offers in the region of **£120,000** for their freehold interest.

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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EPC

The Energy Performance Certificate is Band D (79).

Legal Fees

Both parties to meet their own contractual costs.

AGENTS COMMENTS

Market towns in Suffolk have a charm all of their own and Halesworth is no exception. It is also close to Southwold and Minsmere, which is part of the ever popular Suffolk Heritage Coast with its attractive seaside towns and villages, tidal estuaries, coast and country walks, bird watching, sailing, fishing and so on. In short this is a great place in which to live and a lovely environment in which to work.

**AWAITING
FLOOR PLANS**

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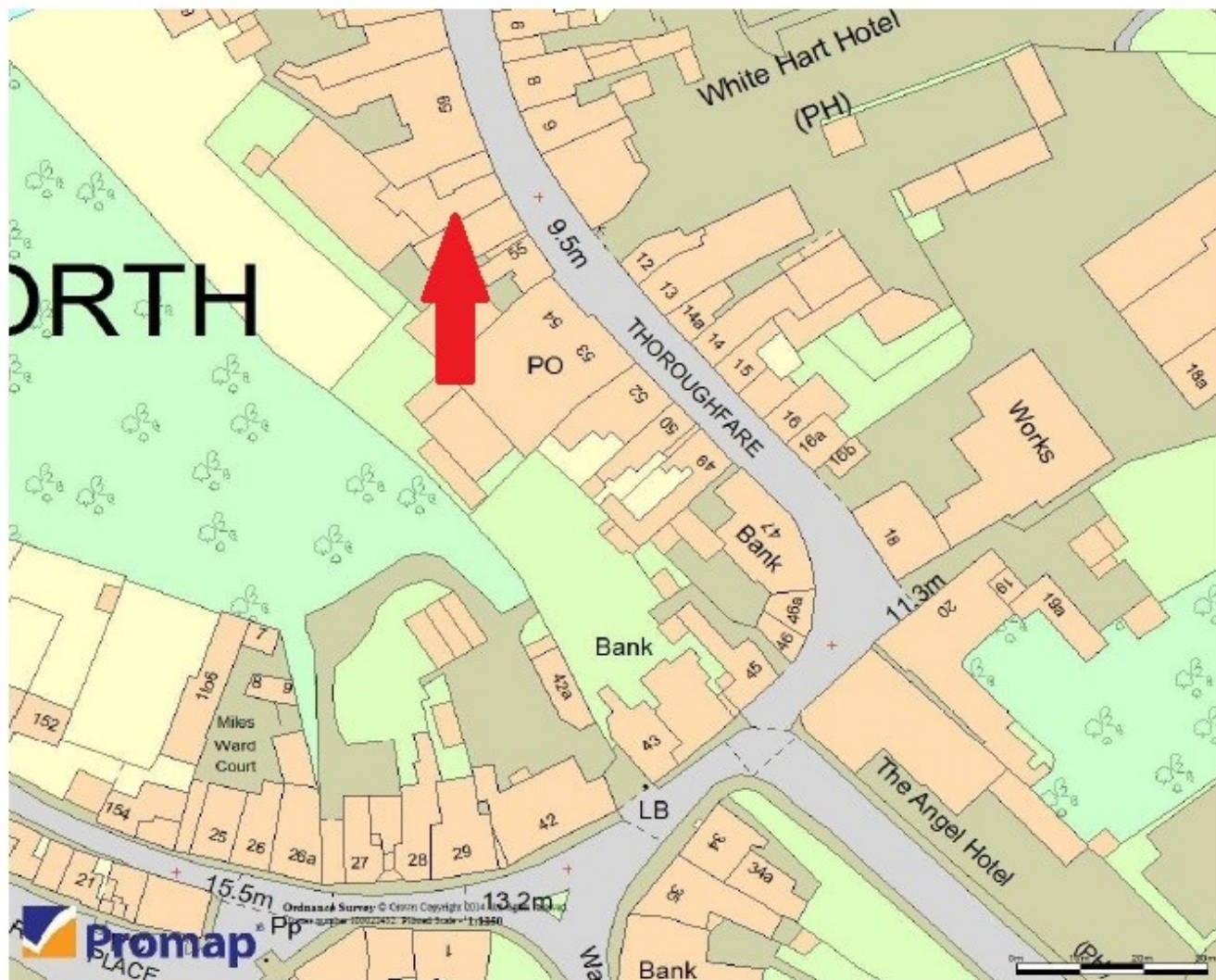
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FENNEL

CHARTERED SURVEYORS
www.fennel.co.uk

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