

TO LET

Prime retail unit

SOUTHWOLD

17 Market Place, IP18 6EB



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

DESCRIPTION

This Grade II* Listed building was built as a merchant's house in 1716, and is offered as a ground floor retail unit. The grand doorway with its Roman Doric-style columns is a particularly fine example.

The property has been a boarding school in the past, and most recently used as a bank, however it would ideally suit a non-food retail outlet.

PROPOSAL

The Landlord is seeking a tenant who has the vision and financial backing to take on the ground floor and transform it into a landmark Southwold destination.

Applicants will be considered on the basis of sustainability, suitability and ongoing viability of their business proposal.

The asking rent is **£70,000pax**, terms to be agreed. The area is 1,071sqft, further storage space can be made available.

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.

VIEWING Strictly by appointment through this office with:

Jonathan Carman MRICS
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07973 235057
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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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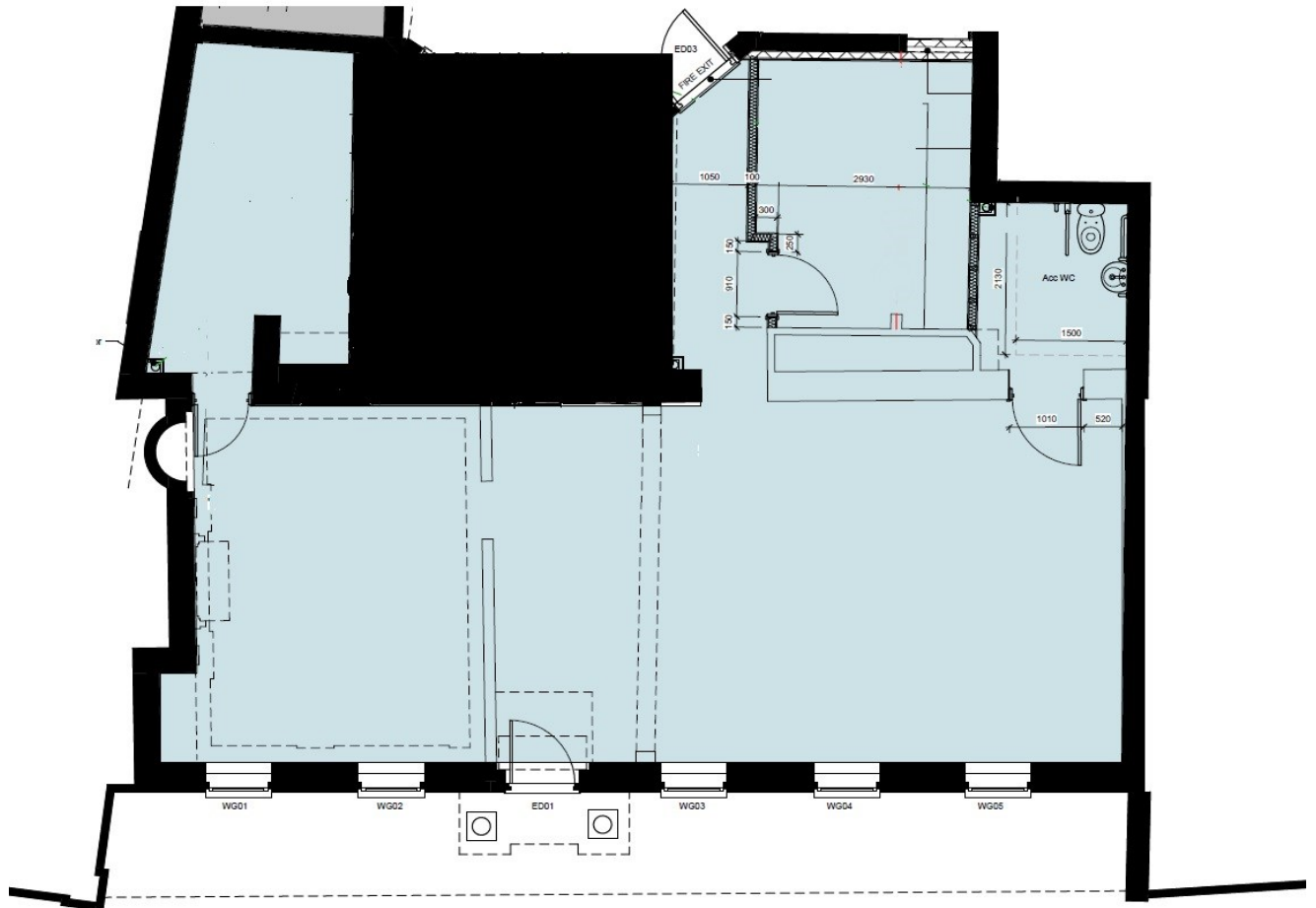
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