

# 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  
01986 872500  
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

# TO LET

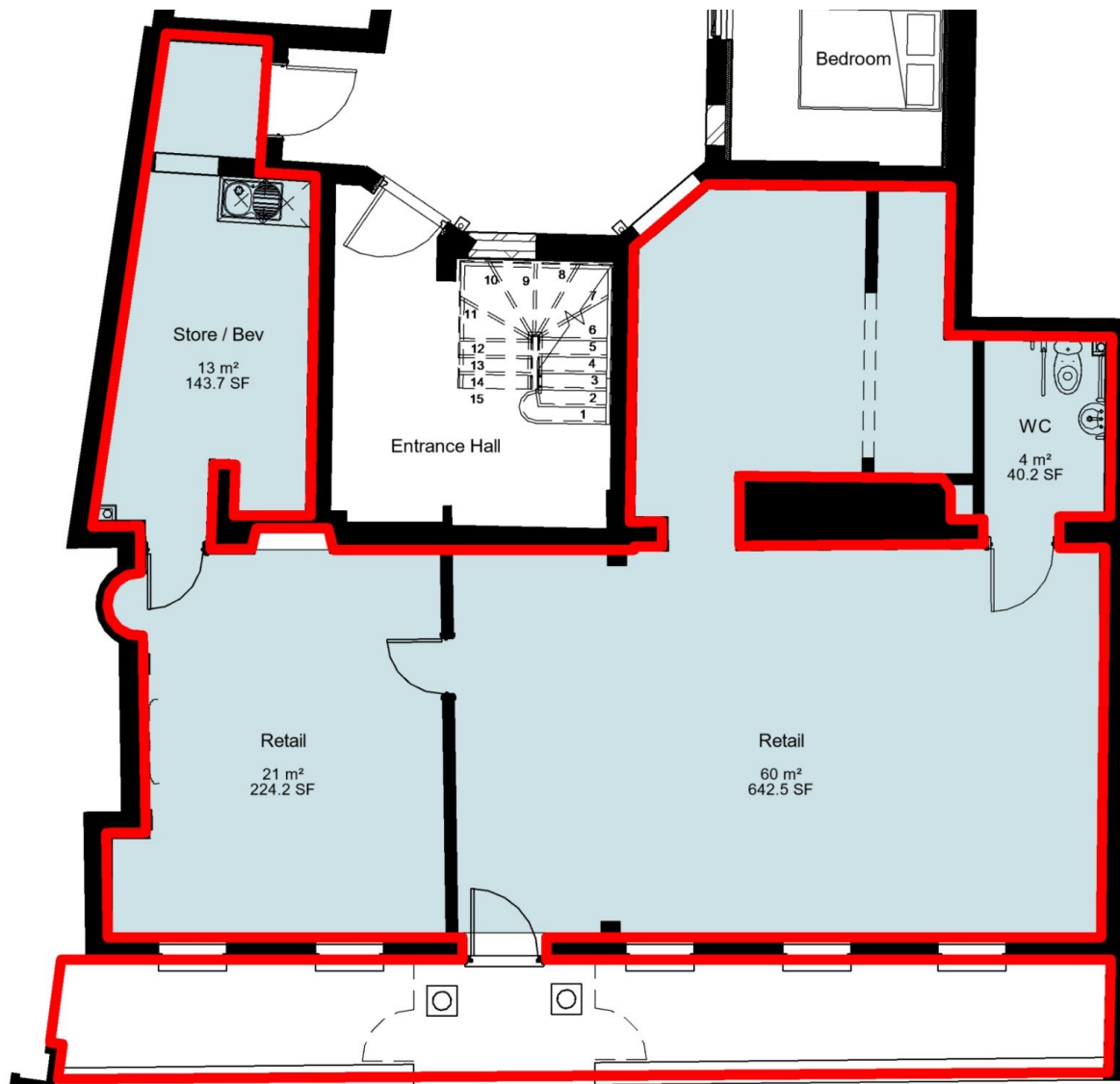
Prime retail unit

## SOUTHWOLD

17 Market Place, IP18 6EB



6 Market Place  
Halesworth  
SUFFOLK IP19 8BA  
**01986 872500**  
www.fennel.co.uk



### IMPORTANT

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.

### NOTICE:

**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**

# TO LET

Prime retail unit

## SOUTHWOLD

17 Market Place, IP18 6EB



6 Market Place  
Halesworth  
SUFFOLK IP19 8BA  
**01986 872500**  
www.fennel.co.uk



**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