

TO LET Office/Workshop

WICKHAM MARKET

179b High Street, IP13 0RQ



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. 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 unit forms part of a small business complex that has recently been refurbished to a very high standard, this includes offices, workshops and retail outlets. The set back from the High Street, and offers an independent open plan office/workshop space of 380sqft. There is storage space above the unit, if required.

Would suit a number of professional uses.

RENT

The Landlord is seeking a rent of **£6,000pa (£500 pcm)** for a new lease, term to be negotiated

EPC

Energy Rating Assessment is not applicable as the building is Listed.

SERVICES

Mains water, electricity and drainage are available. Toilets for the disabled are also 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.

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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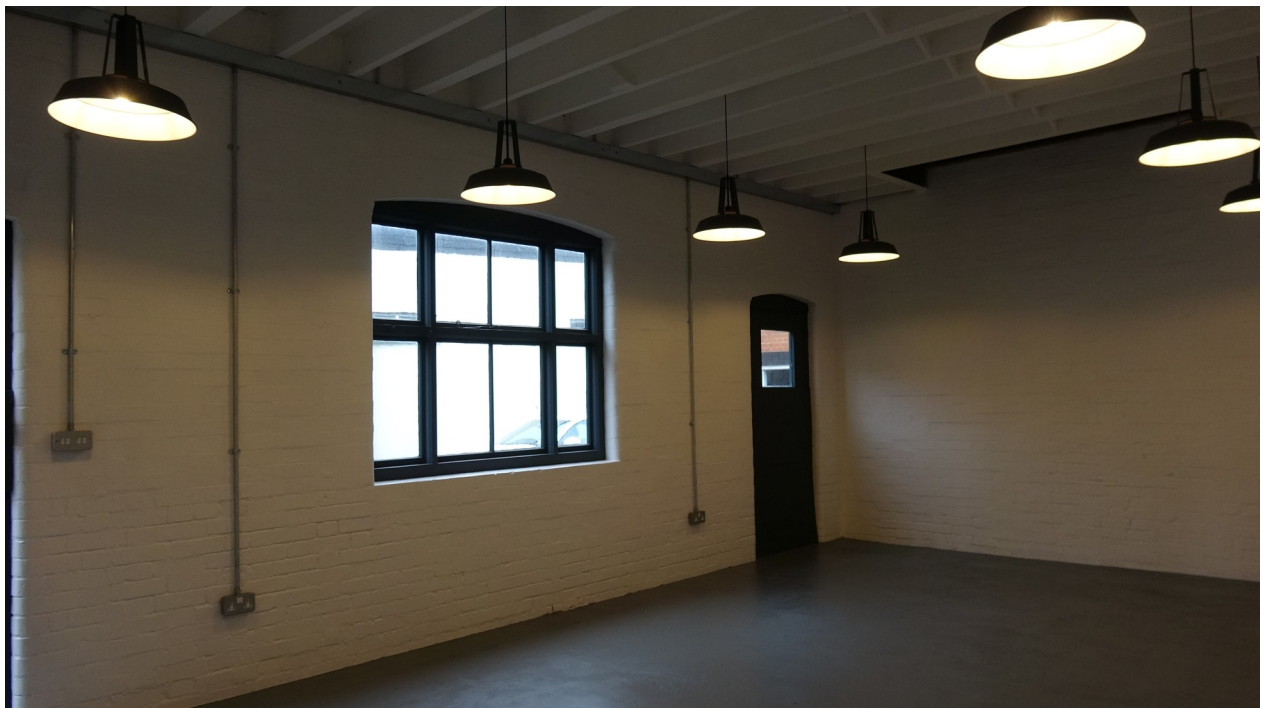
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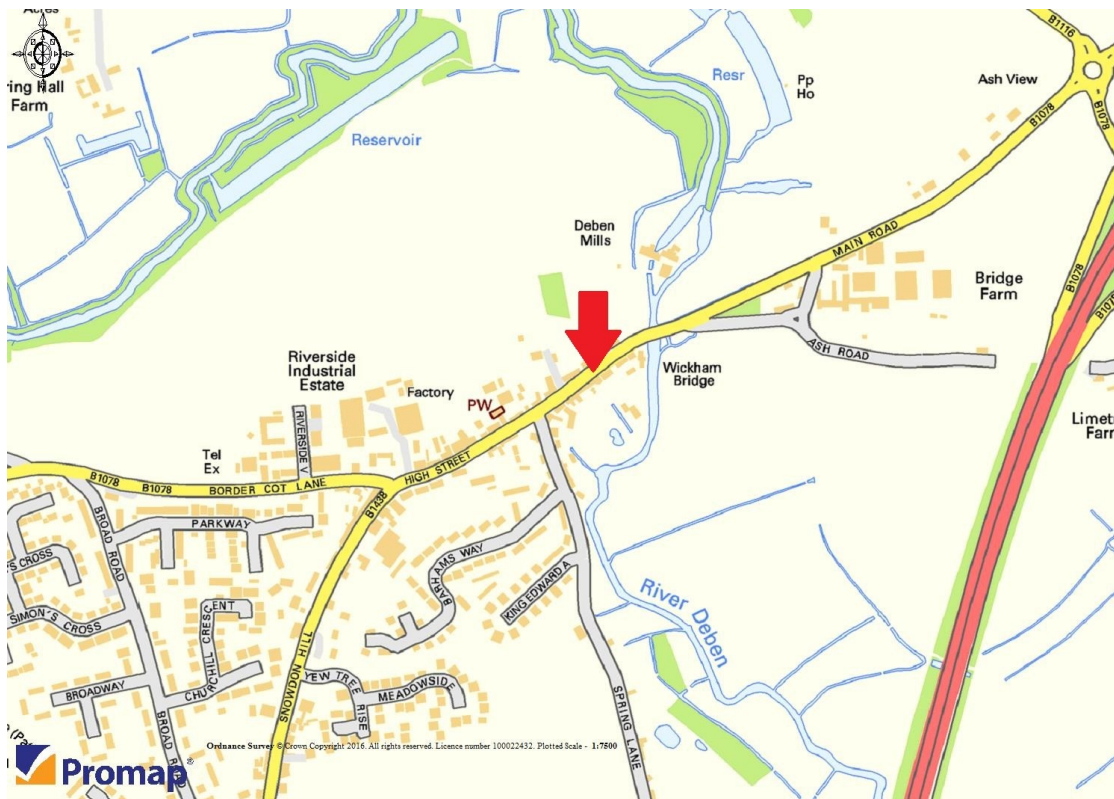
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IMPORTANT NOTICE:

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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