

75 High Street, Wickham Market, Woodbridge, IP13 0RA



## To Let

- Situated in the centre of Wickham Market
- Self-contained ground floor retail unit
- Net internal floor area 1,704 sq ft (158 sq m)
- Rent £18,250 per annum exclusive

Prominent  
Class E  
Premises -  
Suitable for  
Various Uses



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# Details

## Location

Wickham Market is a large village situated off the A12, 5 miles north east of Woodbridge and 13 miles north east of the county town of Ipswich. The village has a resident population of over 2,000 people and has seen further new residential development in recent years. Local amenities include a doctors surgery and pharmacy, primary school, library, church, large purpose built convenience store and a good range of shopping facilities.

The property is situated on the north side of High Street opposite the central public car park and village square. Nearby occupiers include EW Revett & Son butchers, St Elizabeth Hospice, McColls and a variety of other local occupiers.

## Description

The premises comprises a prominent self-contained ground floor retail unit within a two storey building. The premises is arranged to provide a retail area to the front including partitioned changing rooms to the rear with ancillary accommodation including a store room, kitchen and disabled WC.

The unit is of basic specification including LED strip lighting, fluorescent spot lighting, electric heaters and carpet floor coverings.

## Accommodation

The premises provide the following approximate net internal floor areas:

Retail Area	1,596 sq ft (148.26 sq m)
Store	59 sq ft ( 5.44 sq m)
Kitchen	50 sq ft ( 4.62 sq m)
Disabled WC	-- --
Total Net Internal Floor Area	1,704 sq ft (158.32 sq m)

## Services

It is understood that the premises are connected to mains electricity, water and drainage.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

## Planning

We understand the premises are within Class E (a) of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Class E allows for a variety of alternative uses including medical & health services, research & development, financial & professional, all of which may suit the premises.

All interested parties should make their own enquiries with the local planning authority regarding their intended use.

## Business Rates

The property is assessed as follows:

Rateable Value: £13,500

Rates Payable (2023/24): £6,736.50

The rates are based on a UBR for the current year of 49.9p in the pound. Small business rate relief may be available providing part exemption and all interested parties should make their own enquiries with the local rating authority in order to verify their liability.

## Local Authority

East Suffolk District Council

East Suffolk House

Station Road

Melton

Woodbridge

Suffolk, IP12 1RT

Tel: 0333 016 2000

## Terms

The premises are available on a new effective full repairing and insuring business lease upon terms to be agreed at an initial rent of £18,250 per annum exclusive.

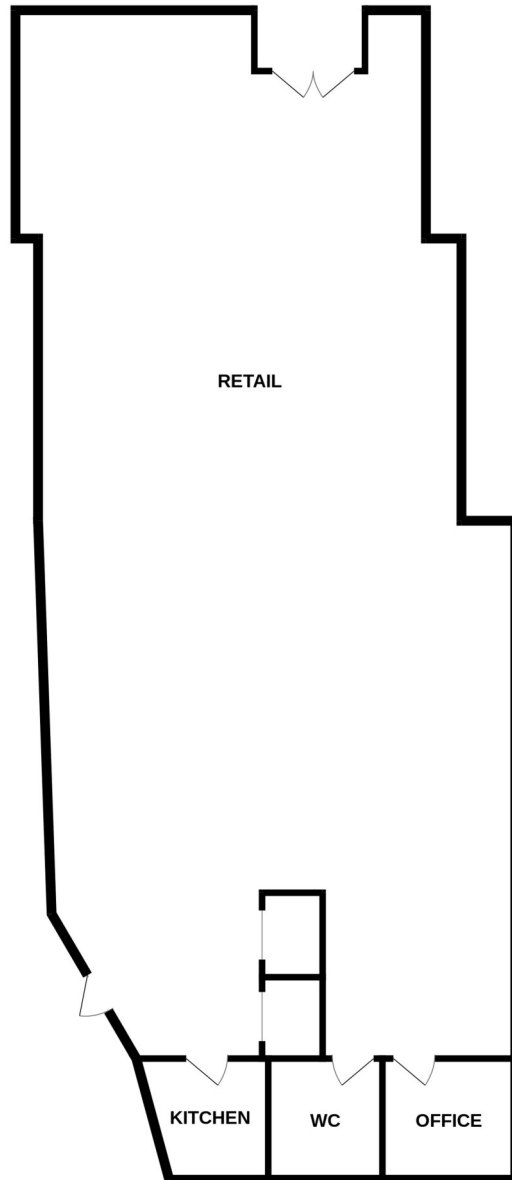
An ad-hoc service charge is payable in relation to the maintenance of the upkeep of the common parts of the building, exterior and structure.

The rent and service charge are subject to VAT.

## Legal Costs

Each party is to be responsible for their own legal costs.

GROUND FLOOR

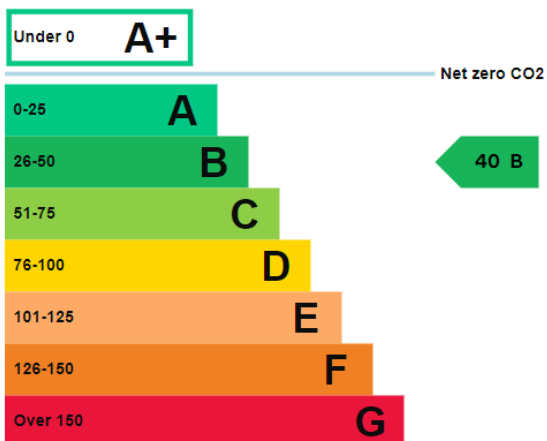


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### Particulars

Prepared in November 2023.

### Energy Performance Certificate



### Viewing

Strictly by prior appointment with the sole agent:

Fenn Wright  
1 Buttermarket, Ipswich, IP1 1BA

**01473 232 701**

[fennwright.co.uk](http://fennwright.co.uk)

Contact **Hamish Stone**  
[hws@fennwright.co.uk](mailto:hws@fennwright.co.uk)



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