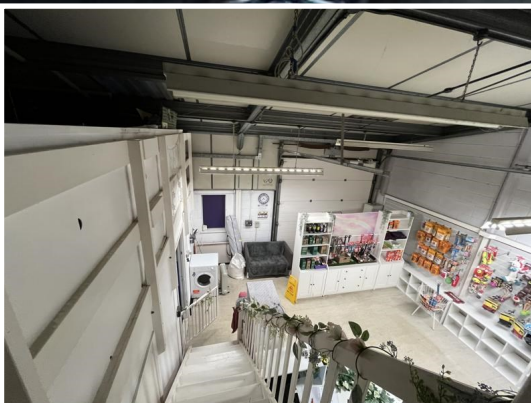


Navigation House, Unit 4 Wilford Bridge Road, Melton, Woodbridge, IP12 1RJ



**Business Unit  
with  
Mezzanine**

## For Sale / To Let

- Prominent location at the estate entrance
- Forecourt car parking and loading facilities
- Gross internal floor area 1,313 sq ft (122 sq m)
- Guide price £150,000 / Rent £9,750 per annum exclusive



- **Most Active Agent Essex** 2019, 2020, 2021 & 2022
- **Most Active Agent Suffolk** 2020 & 2022
- **Dealmaker of the Year Essex** 2019 & 2020
- **Dealmaker of the Year Suffolk** 2020
- **Dealmaker of the Year South East** 2021 & 2022



**RICS**

the mark of  
property  
professionalism  
worldwide

# Details

## Location

Melton is directly to the north of Woodbridge and Wilford Bridge Road estate is situated on the A1152, approximately 1 mile from the A12 and Woodbridge town centre.

The property is prominently located at the front of the estate, neighbouring occupiers include Anglia Recliners, Paint Well and Melton Veterinary Surgery.

## Description

The premises comprise an end of terrace business unit of brick/blockwork construction with profile sheet cladding above and to the pitched roof. The original accommodation includes a kitchen and WC facilities. Additional partitioning has been installed to create ancillary storage and office accommodation, with mezzanine storage above.

The specification includes fluorescent lighting, electric night storage heaters and vinyl floor coverings.

The unit is served by an up and over shutter door and benefits from forecourt parking.

## Accommodation

The premises provide the following approximate gross internal floor areas:

Ground Floor	863 sq ft ( 80.21 sq m)
Mezzanine	450 sq ft ( 43.44 sq m)
Total Gross Internal Floor Area	1,313 sq ft (121.97 sq m)

## Ceiling Heights

Eaves: 3.39 m | Apex: 4.57 m

## Up & Over Shutter Door

Width: 2.97 m | Height: 3.03 m

## Business Rates

The property is assessed as follows:

Rateable Value: £7,500

Rates Payable: £3,742.50 per annum

The rates payable are based on a UBR for 2023/24 of £0.499 applied to the Rateable Value. Small business rate relief may be available providing up to 100% exemption and all interested parties should speak to the local authority to verify their liability.

## Local Authority

East Suffolk District Council

East Suffolk House

Melton

Woodbridge, IP12 1RT

T: 03330 162000

## Services

We understand that the property is 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 providers in connection with the availability and capacity of all those serving the property, including IT and telecommunication links.

## Terms

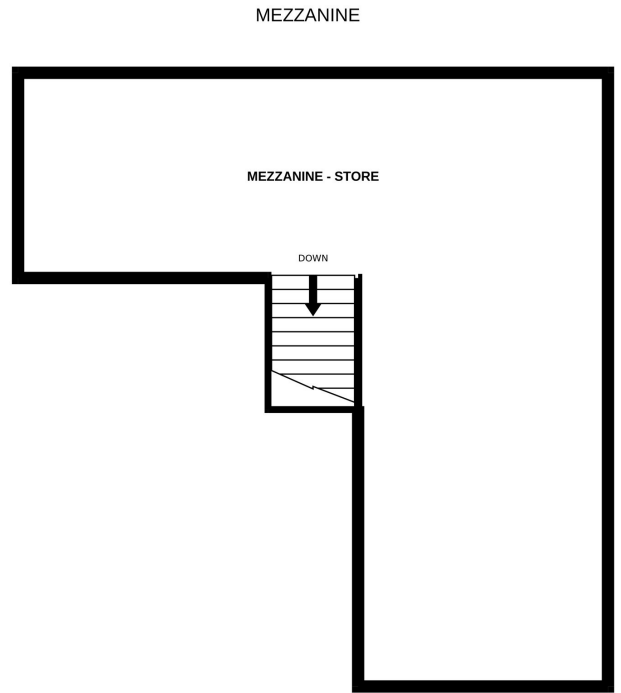
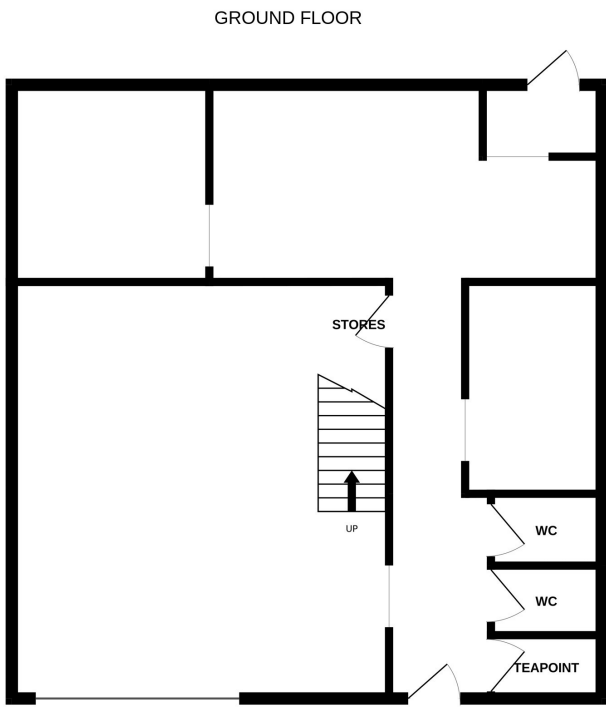
Offers are invited in the region of £150,000 for the freehold interest with vacant possession upon completion.

Alternatively, the property is available to let on a new full repairing and insuring business lease on terms to be agreed and at an initial rent of £9,750 per annum exclusive.

The property is VAT exempt.

## Legal Costs

Each party to be responsible for their own legal costs.

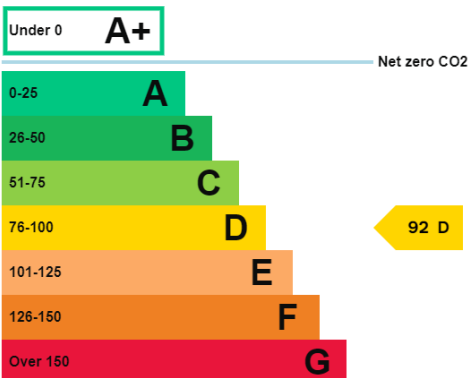


INDICATIVE FLOOR PLAN - NOT TO SCALE

**Particulars**

Prepared in February 2024.

**EPC**



**Viewing**

Strictly by prior appointment with the sole agents:

**Fenn Wright**

1 Buttermarket, Ipswich, IP1 1BA

**01473 232 701**

**fennwright.co.uk**

Contact Hamish Stone

hws@fennwright.co.uk



For further information call

**01473 232701**

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

Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

