



**AVAILABLE FOR SALE**

**Ground Floor Retail & Self-Contained Duplex Apartment**

**468 Woodbridge Road, Ipswich,  
Suffolk, IP4 4QA**

**GUIDE PRICE**

**£250,000**

**AVAILABLE AREA**

**1,183 sq ft  
[109.93 sq m]**

## LOCATION

The property is located on Woodbridge Road, approximately 1.9 miles east of the Ipswich town centre. Woodbridge Road is one of the main arterial roads into the town centre within a high density residential catchment area with various commercial businesses located nearby.

## DESCRIPTION

The property comprises an end of terrace, mixed use two storey building of brick construction beneath a part pitched tiled roof and flat roof with a modern single storey pitched roof extension to the rear. The property provides commercial accommodation on the ground floor to the front and a self-contained duplex apartment over the ground floor rear and first floor.

The ground floor comprises a retail area to the front with a store, WC and kitchen to the rear. The sales area is fitted with LED spot lighting and wood effect laminate floor coverings.

The residential accommodation is accessed via an alleyway to the side of the property and comprises a large lounge/kitchen on the ground floor with two bedrooms, bathroom and store cupboard on the first floor. The flat is fitted with a gas fired central heating system and benefits from a large garden to the rear.

## ACCOMMODATION [Approximate Net/Gross Internal Floor Areas]

### Retail Premises (Net Internal Floor Area)

» Sales Area:	276 sq ft	[25.64 sq m]
» Store:	78 sq ft	[ 7.21 sq m]
» Kitchen:	87 sq ft	[ 8.12 sq m]
» WC:	--	--
» Total Net Internal Floor Area:	441 sq ft	[40.97 sq m]

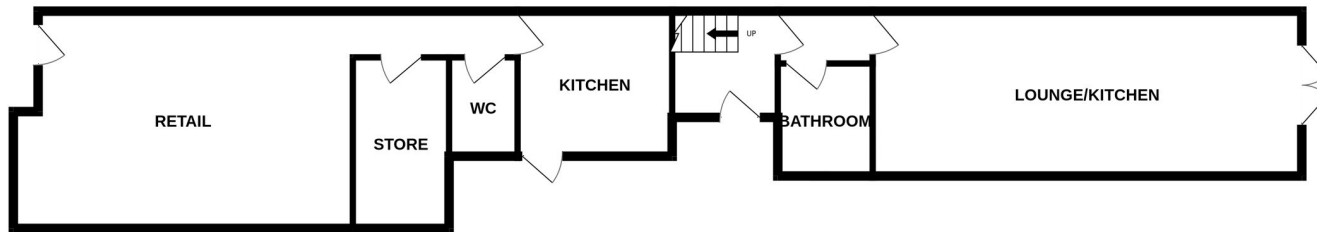
### Duplex Apartment (Gross Internal Floor Area)

» Lounge/Kitchen:	276 sq ft	[25.62 sq m]
» Bathroom:	42 sq ft	[ 3.91 sq m]
» Entrance Lobby:	42 sq ft	[ 3.94 sq m]
» Bedroom 1 inc. Cupboard:	207 sq ft	[19.19 sq m]
» Bedroom 2:	95 sq ft	[ 8.86 sq m]
» Cupboard:	33 sq ft	[ 3.10 sq m]
» Bathroom:	47 sq ft	[ 4.34 sq m]
» Total Gross Internal Floor Area:	742 sq ft	[68.96 sq m]

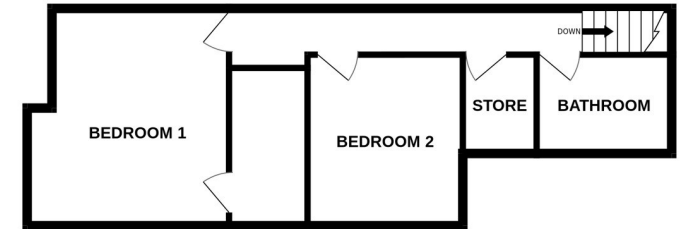




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### BUSINESS RATES & COUNCIL TAX

The property is assessed as follows:

Apartment Council Tax: Band A

Retail Premises

Rateable Value: £6,500

Rates Payable (2024/25): £3,243.50 per annum

Small business rate relief may be available providing up to 100% exemption. All interested parties should make their own enquiries with the local rating authority in order to verify their rates liability.

### SERVICES

It is understood that the property is connected to mains water, electricity and drainage with gas to the apartment.

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.

### LOCAL AUTHORITY

Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich, IP1 2DE Tel: 01473 432000

### ENERGY PERFORMANCE CERTIFICATE [EPC]

Retail Premises: D (93) Rating *ref 2233-8703-7000-5611-1863*

Apartment: **To be confirmed**

### TERMS

Offers are invited in the region of £250,000 for the freehold with vacant possession upon completion.

It is understood that the property is not VAT elected.

### LEGAL COSTS

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

VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:

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Particulars created April 2024

