



FREEHOLD FOR SALE

Large duplex apartment and tenanted tea room premises

Beresford House, 74 Thoroughfare,
Woodbridge, Suffolk, IP12 1AL

GUIDE PRICE

£850,000

COMMERCIAL RENTAL INCOME

£24,600 per annum

LOCATION

Woodbridge is a thriving Suffolk market town located on the River Deben, approximately 9 miles north east of the county town of Ipswich. The town's railway station links with Ipswich providing a connecting service to London, Norwich and Cambridge.

Beresford House is situated in the town centre, on the east side of Thoroughfare and within a short walk of Elmhurst Park, the river and marina.

Adjoining occupiers include a variety of national, regional and local retailers and residential properties.

DESCRIPTION

The property comprises a Grade II* Listed building, the principal accommodation arranged upon two floors together with attic room and basement.

The ground floor comprises a self contained tea room, trading as Maeve's Tea Room. The premises are arranged on either side of a central entrance, the accommodation extending to the rear and overlooking an enclosed courtyard garden which provides further seating. The premises include a fully fitted commercial kitchen and basement storage.

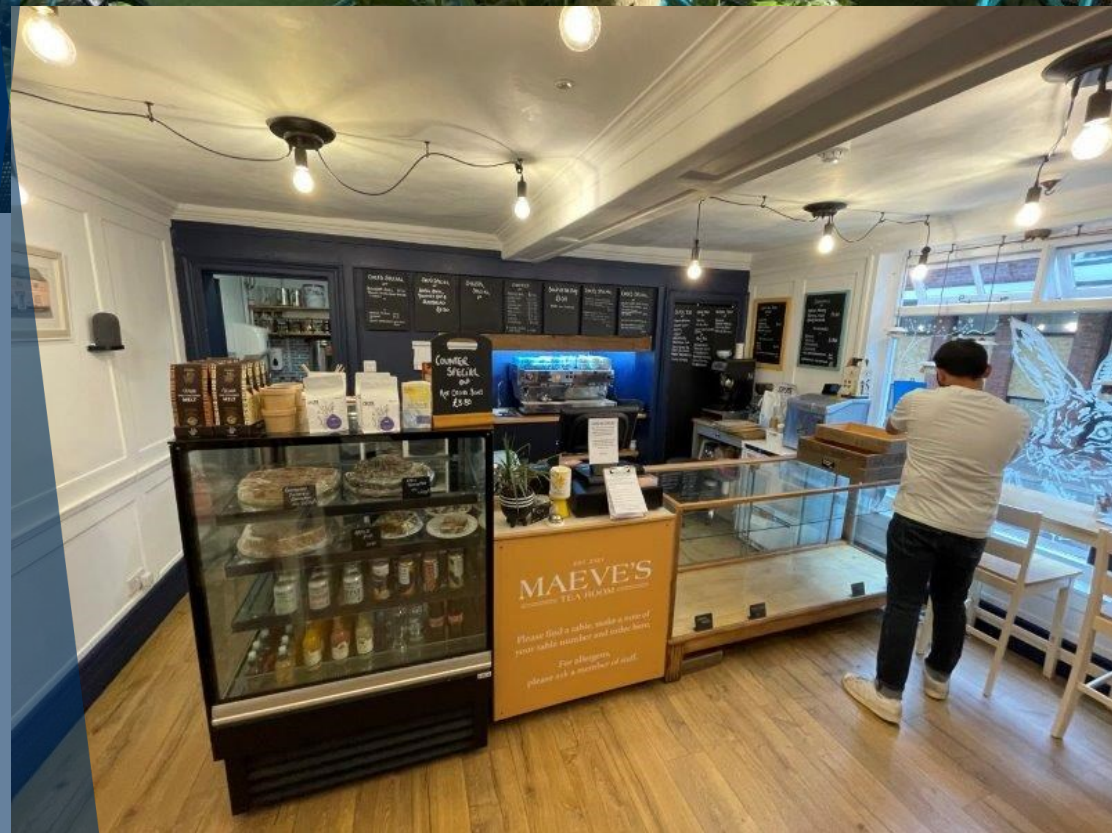
The duplex apartment is accessed via stairs off the central entrance and has been restored to a very high standard, retaining many period features and offering generous accommodation, including three bedrooms, spacious sitting room, sun room, dining room and kitchen. The apartment benefits from excellent views over Elmhurst Park towards Tranmer House at Sutton Hoo and includes a small private walled courtyard garden. Double gates to the side of the building provide access to an area currently shared with the tea room for bin storage, although offering potential for parking in the future.

ACCOMMODATION

The property provides the following approximate floor areas and dimensions:

Ground Floor Tea Room Premises

Right hand front area	235 sq. ft.	(21.84 sq.m.)
Ancillary	32 sq. ft.	(2.95 sq.m.)
Mid seating area	154 sq. ft.	(14.33 sq.m.)
Rear seating area	139 sq. ft.	(12.87 sq.m.)
Kitchen	135 sq. ft.	(12.56 sq.m.)
WC's		
Left hand front area	210 sq. ft.	(19.46 sq.m.)
Rear seating area	62 sq. ft.	(5.73 sq.m.)
Ancillary	32 sq. ft.	(2.95 sq.m.)
WC		
Cellar	<u>203 sq. ft.</u>	<u>(18.88 sq.m.)</u>
Total net internal floor area	1,202 sq. ft.	(111.57 sq.m.)





Duplex Apartment

Hall

Sitting Room 19'8 x 13'11 (5.99 x 4.23m)

Conservatory/Sun Room 15'0 x 8'0 (4.57 x 2.45m)

Dining Room 14'9 x 8'0 (4.50 x 2.43m)

Bedroom 1 15'8 x 14'9 (4.77 x 4.50m)

Bedroom 2 15'3 x 10'7 (4.65 x 3.22m)

En-suite

Bathroom

Bedroom (loft) 33'0 x 9'6 (10.06 x 2.90m)

En-suite plus dressing room

SERVICES

It is understood that the property is connected to mains electricity, gas, water and foul drainage. The entire property is served by gas fired central heating, the boiler being located within the tea room premises.

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 those serving the property including IT and telecommunication links.

TENANCY

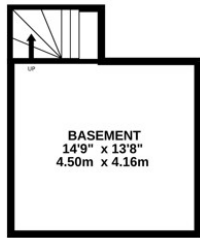
The tea room premises are let on an effectively full repairing and insuring business lease for a term of 5 years from 15th August 2023. The tenant is Maeve's Tea Room Limited and a rent deposit in the sum of £6,150 is held by the landlord for the term of the lease. The passing rent is £24,600 per annum and the lease provides for an open market, upwards only rent review, together with a mutual break clause on 15th February 2026. The lease is contracted out of the security of tenure provisions of the 1954 Landlord & Tenant Act.

PLANNING

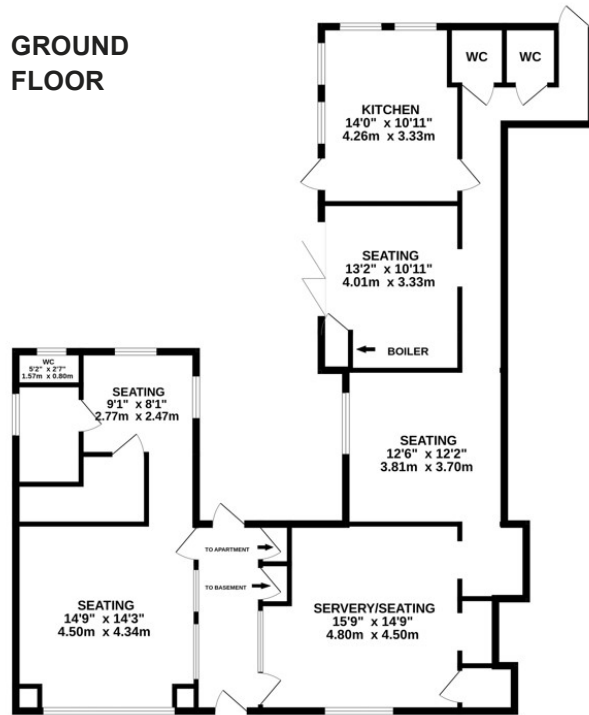
The property is late 17th Century/early 18th Century and is Grade II* Listed.

Planning permission and Listed Building Consent were granted in November 2014 to allow the change of use of the ground floor to a tea room and patisseries with various associated alterations (ref. DC/14/2963/FUL and DC/14/2964/LBC).

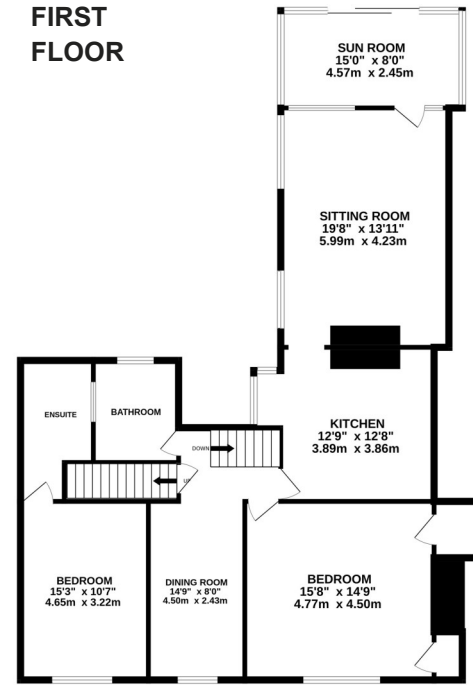
BASEMENT



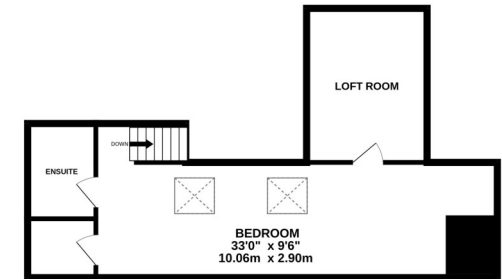
GROUND FLOOR



FIRST FLOOR



ATTIC AREA



BUSINESS RATES

The property has the following business rates assessments:

Tea Room

Unit 1 (left hand ground floor)	Rateable Value £4,800
Unit 2 (right hand ground floor)	Rateable Value £7,100

Apartment

Beresford House	Rateable Value £2,500
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LOCAL AUTHORITY

East Suffolk District Council, East Coast House, Station Road, Melton, Woodbridge, Suffolk, IP12 1RT.

Telephone: 01394 383789

ENERGY PERFORMANCE CERTIFICATES

The property benefits from the following energy performance certificates:

Tea Room - Unit 1	C(74) valid until 9th July 2033
Tea Room - Unit 2	C(61) valid until 9th July 2033
Apartment	E(46) valid until 12th July 2033

TERMS

Offers are invited in the region of £850,000 for the freehold interest with vacant possession of the apartment and subject to the business lease in relation to the tea room.

The property is VAT exempt.

LEGAL COSTS

Each party will be responsible for their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective purchaser's identity and source of funds prior to instructing solicitors.

VIEWINGS STRICTLY BY APPOINTMENT
VIA THE SOLE AGENTS:

Fenn Wright
1 Buttermarket
Ipswich
Suffolk
IP1 1BA

Contact:
Alistair Mitchell
T: 01473 417714
E: agm@fennwright.co.uk

Callum Jacobs
T: 01394 334979
E: cjj@fennwright.co.uk

fennwright.co.uk
01473 232701



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