

Birchall Steel Consultant Surveyors

CHARMING GROUND FLOOR RETAIL PREMISES WITHIN PERIOD BUILDING OF HISTORIC INTEREST OCCUPYING A HIGH STREET LOCATION



**FRONT SALES 200 SQ FT
KITCHEN AREA 62 SQ FT
BASEMENT 107 SQ FT**

48 High Street
Hadleigh
IP7 5AL

100% Small Business Rate Relief Available

TO LET ON A NEW LEASE £7,000 Per Annum Exclusive

Old Bakery Mews
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Birchall Steel Limited trading as Birchall Steel Consultant Surveyors
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Location

The premises occupy a busy trading position in Hadleigh High Street close to the junction of High Street and Market Place and a few doors away from the High Street public carpark. Nearby occupiers include Greggs, The Thrift Shop and Estate Agents together with a wide variety of independent speciality retailers. In addition to the High Street car park there is a further large public carpark in Magdalen Road which is only a few minutes' walk.

Hadleigh itself is a thriving and expanding market town with a population of around 10,000 having seen considerable new residential and commercial development in recent years. The town is situated some 10 miles west of Ipswich, 15 miles north of Colchester and some 13 miles from Sudbury.

Description

The property forms part of a fine Grade II* Listed building with a particularly fine façade, and decorative pargetting to the upper storey. The premises are currently being utilised by an established delicatessen who are relocating within the town, and the shop will therefore be available at the end of September 2024.

The ground floor accommodation is as follows but please note that all dimensions and areas are approximate:

FRONT SALES 11' x 17'9" max providing around 200 sq ft
Access down to:

BASEMENT Providing 107 sq ft

**REAR KITCHEN/
PREP AREA** 8'10" x 6'11' providing 62 sq ft
Door to outside. Access to:

CLOAKROOM With usual facilities.

OUTSIDE There is a shared courtyard to the rear with allocated bin storage area.

RENT **£7,000 per annum payable quarterly in advance**

TERMS

The premises are available To Let on a new lease for a minimum term of three years.

SERVICE CHARGE

There is a service charge payable in respect of the management and maintenance of the exterior & structure of the building. The Service Charge in this respect will be £175.00 per quarter.

BUILDING INSURANCE

As is standard with commercial tenancies, the Building Insurance is arranged by the Landlord and recharged to the Tenant. The subject property is responsible for 18.7% of the total premium paid for 46-48 High Street. The 2024-2025 renewal apportionment amounted to £326.00.

SERVICES Mains water and electricity are connected.

VAT The property is not elected for VAT, therefore no VAT will be charge upon the rent.

RATEABLE VALUE – The RV is £4,450

PLEASE

NOTE **As the RV is below £12,000, qualifying applicants would benefit from 100% Small Business Rate Relief.**

EPC Rating C – Valid until 17.01.33