

A prominent retail unit with first floor offices located in a prime position on Market Hill in the centre of the highly regarded town of Framlingham

TO LET
£35,000 PAX
Ref: B207

27 Market Hill
Framlingham
Suffolk
IP13 9AN



A substantial town centre retail/office premises occupying a prime position overlooking the Market Place in Framlingham. The accommodation extends to 346sqm in total with accommodation across three floors.

Potential for ground and first floors to be let separately.

Available January 2024.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

The premises occupies a prime location on Market Hill in the very centre of the popular and highly regarded town of Framlingham. The town offers an excellent range of local retailers including Collated, Framlingham Pharmacy, Coopers, Framlingham Travel, Sue Ryder, Panorama, Urban Design and Hall Farm Butchers, together with a Co-op supermarket, restaurants, cafes and other local amenities. The town is famous for its late 12th century castle and is home to Framlingham College.

The neighbouring market town of Saxmundham (8 miles away) has Waitrose and Tesco supermarkets and a railway station with direct and connecting services to London Liverpool Street Station. The County Town of Ipswich lies about 17 miles to the south-west.

Description

The property comprises a substantial commercial premises (formerly Barclays Bank) offering 346sqm of accommodation over three floors.

The ground floor has a main retail area with frontage windows and entrance onto Market Hill. This space has high ceilings, numerous storage cupboards and office space to the rear. At the back is access to the basement, alongside cloakrooms, a staff room and a further office/store room. The first floor comprises a large landing space and three good sized offices, two of which have views over Framlingham Market Place. The basement level has two storage rooms/vaults.

The premises is about to undergo a refurbishment and renovation programme in readiness for a new occupier from January 2024. The landlord may consider proposals to subdivide the accommodation to let the ground floor and first floor separately.

The Accommodation

Description	Sqm	Sq Ft
Ground Floor	220	2368
First Floor	85	917
Basement	41	438
TOTAL	346	3,724

Terms

The premises are available to rent on a full repairing and insuring basis for a period to be agreed.

Services

Mains electricity, water and drainage are connected. Mains gas central heating.

Business Rates

The premises has a Rateable Value of £16,750.

Insurance

The Landlord will insure the whole building and re-charge a proportion of the premium to the Tenant.

Local Authority

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

EPC

E (111)

Viewing

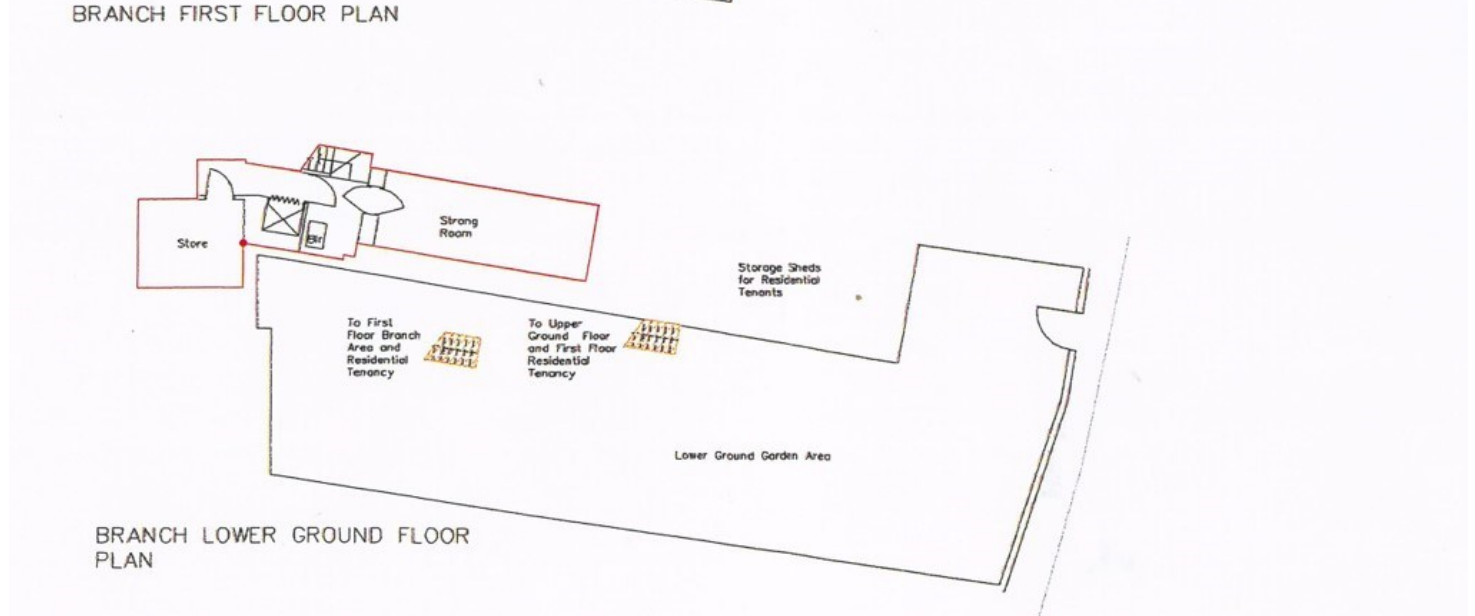
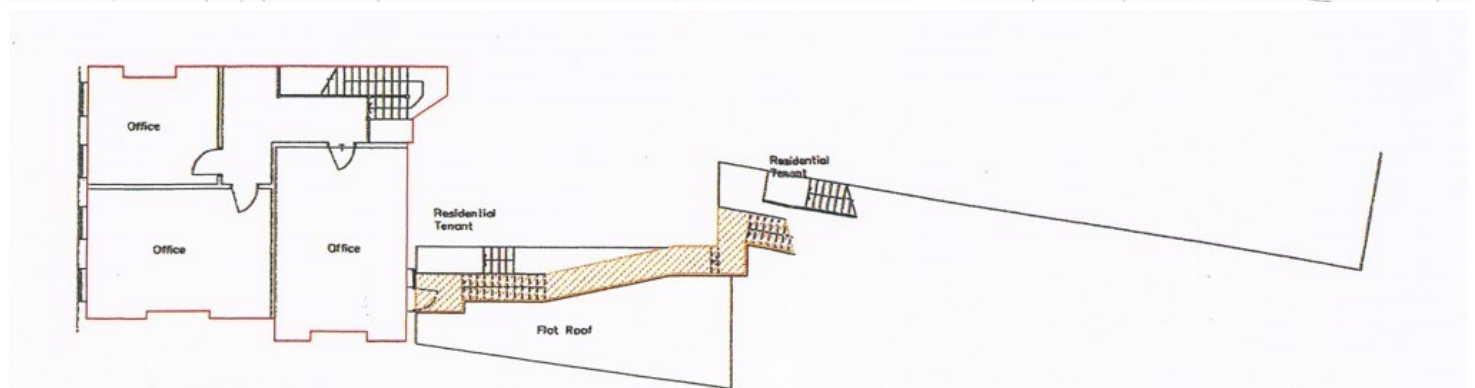
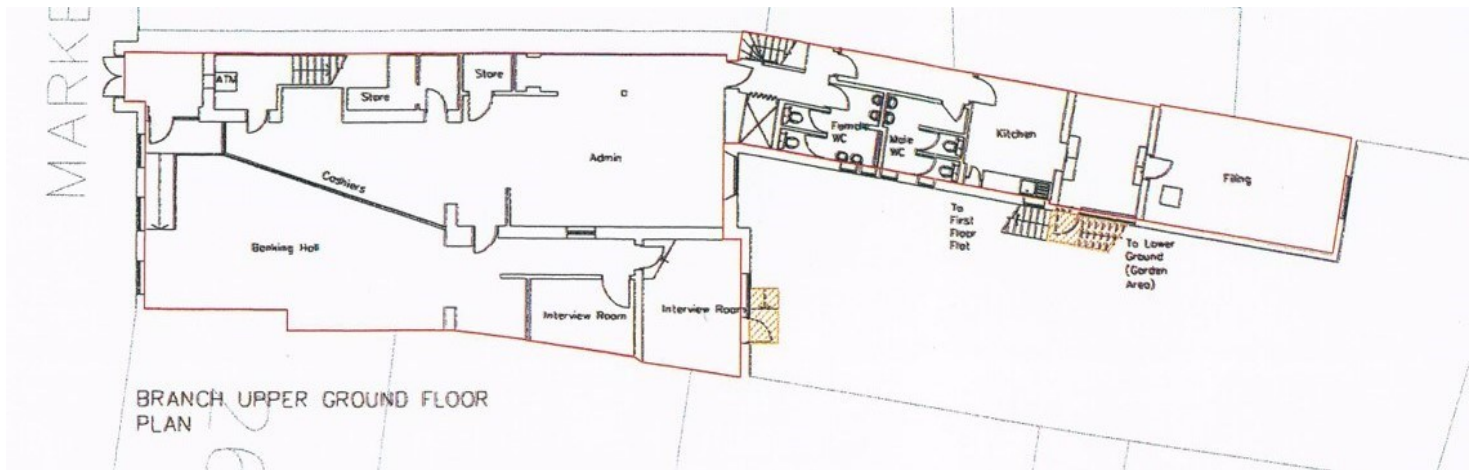
Strictly by appointment with the Clarke and Simpson.









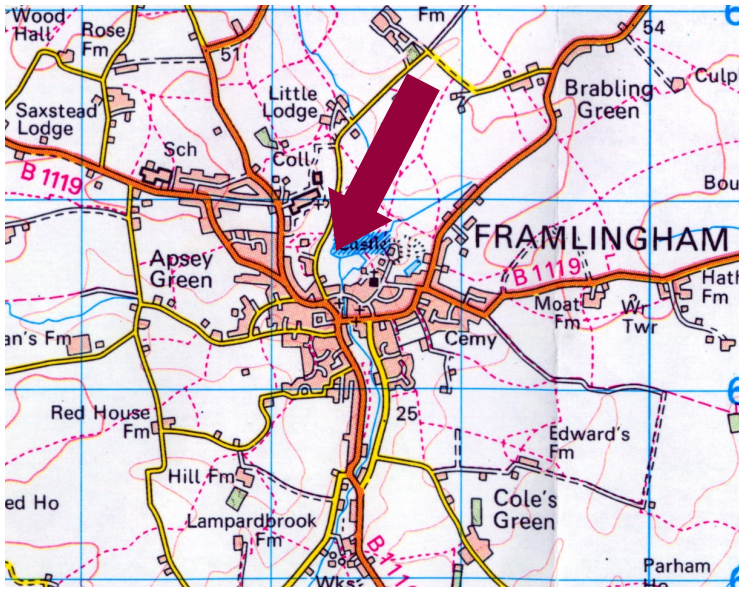


NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

September 2023



Directions

On entering Framlingham from the B1116 head into the town via Well Close Square and Bridge Street, following onto Market Place. The premises is situated adjoining The Crown public house

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