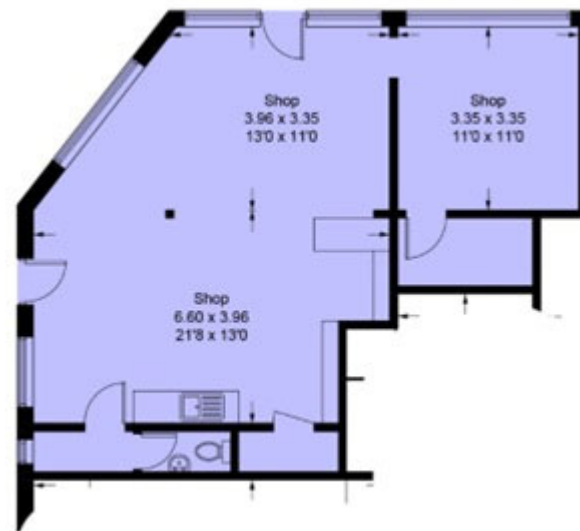


Directions

From the 'Dobbies' Woodbridge roundabout, proceed towards Grundisburgh along the B1079. At the sharp right hand bend turn left into the centre of the village. Continue through the village, up The Street, and the property will be found on the right hand side.

For those using the What3Words app:
///value.shape.tiger



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Produced for Clarke and Simpson

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A retail unit in the centre of the desirable village of Grundisburgh

TO LET
£9,000 PAX + VAT
Ref: P7384A/RB

The Old Post Office
The Street
Grundisburgh
Suffolk IP13 6TD



The Old Post Office/Deli - Approximately 600 sq ft (55 sqm) of retailing, seating and serving area together with WC and ancillary storage.

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 is situated in the very centre of the village of Grundisburgh. This desirable village has an impressive church, a primary school, an excellent public house, The Dog, a village store and Post Office, a doctor's surgery and village playing fields with tennis courts. Grundisburgh is ideally located for both the historic market town of Woodbridge, approximately 3 miles to the south-east, as well as the county town of Ipswich, some 6 miles to the south-west. Direct trains from Ipswich to London's Liverpool Street station take just over the hour. Woodbridge is best known locally for its picturesque riverside setting with marina and associated boat services. It is also highly regarded for its good choice of schooling in both state and private sectors, and offers a variety of shops, restaurants, a cinema and theatre, and recreational facilities. The Heritage Coast lies within 15 miles with popular centres such as Orford, Aldeburgh, Thorpeness, Walberswick and Southwold.

Description

A part glazed door opens into the main retailing area with serving counter and wood effect flooring. The retailing area overlooks the village street. There is a fire exit on the side elevation and at the rear a door to a customer WC. To the rear of the shop is a serving and preparation area, together with a store room beyond. Beside the retailing area an opening leads through to a Dining/Seating Area, which also benefits from frontage onto The Street. A door at the rear provides access to a further useful storage area. Please refer to the floorplan for the approximate dimensions.

Outside

The premises front onto The Street, in the centre of Grundisburgh and the lease provides for a small sitting out area on the corner of the retail premises/former deli.

Terms

The property is available to let on a new internal repairing and insuring lease at a rental of £9,000 PAX + VAT for a minimum term of 3 years. A rent deposit will also be required.

Insurance

The Landlord will insure the building and recharge the annual premium to the Tenant.

Services

Electricity and mains water are connected to the property. Electric heating serves the retail area.

Rateable Value

£5,000. Business Rates will be the responsibility of the Tenant, however Small Business Rate Relief may apply for certain Tenants.

Legal Costs

Each party to be responsible for their own legal costs. A legal fee deposit may be requested.

Local Authority

East Suffolk Council.

EPC

C(55)

Viewing

By appointment with 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.

June 2024