

To Let: Ground Floor Premises  
\*Nearing completion\*

**Durrants**  
Commercial



**Station Road**, Southwold, Suffolk, IP18 6AX  
Guide Rent: £7600 per annum plus VAT (excludes rates and services)





586/54



TBC



£ TBA



## LOCATION

The property is within easy reach of the many facilities within Southwold and is only a short walk to the beach. Southwold has a wide range of facilities that include good shopping, a golf course, a pier and sailing club. There are good transport links with a railway station at both Halesworth and Darsham.



## ACCOMMODATION

	Net Internal Area	
	Sq. m	Sq. ft.
Ground Floor Front Retail Area	54.5	586.63
<b>Total</b>	<b>54.5</b>	<b>586.63</b>



## SERVICES

Metered service connection points are provided for electricity and water to enable heating and ventilation systems to be installed by the occupier to suit their layout.

Temporary lighting including emergency lighting is provided within the shell.

Drainage, water and ventilation connection points are provided to allow the occupier to install WC facilities or a sink or tea point should either of these be required.

Dedicated ducting is provided to allow the occupier to install BT services.

A fire alarm panel, fire alarm break glass and emergency exit signage are provided. No gas supply is provided.

(Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)



## VIEWING

Strictly by arrangement with the agents Southwold Office.



## LOCAL AUTHORITY

East Suffolk Council, Riverside, 4 Canning Road, Lowestoft, Suffolk, NR33 0EQ  
Tel: 0333 016 2000



## DESCRIPTION

This shop is ideally located a short walk away from Southwold High Street in a corner position at the end of a row of existing established retail units.

Available as a flexible shell the unit provides the occupier with the opportunity to fit the unit out to their own exact specification and requirements including their own wall, floor and ceiling finishes.

The entrance faces onto the main road at the front and the property benefits from a large corner display window. The use requirement of the shop is that of ' a general convenience store including the provision of hot drinks and refreshments.' This is not negotiable.



## LEASE TERMS

- Term: Negotiable
- Commencing Rent: £7600 pa (excludes rates and services)
- Deposit: Three month's rent to be held by the landlord throughout the term.
- Repairs: Effective full repairing lease.
- Insurance: Landlord insures and tenant repays premium.
- Outgoings: Tenant to be responsible for all outgoings including business rates, service charges and utility charges.
- Landlord & Tenant Act: Outside the act.
- Legal Costs: Each party to bear their own costs In this transaction.
- VAT: VAT is charged in addition to the rent.



## DIRECTIONS

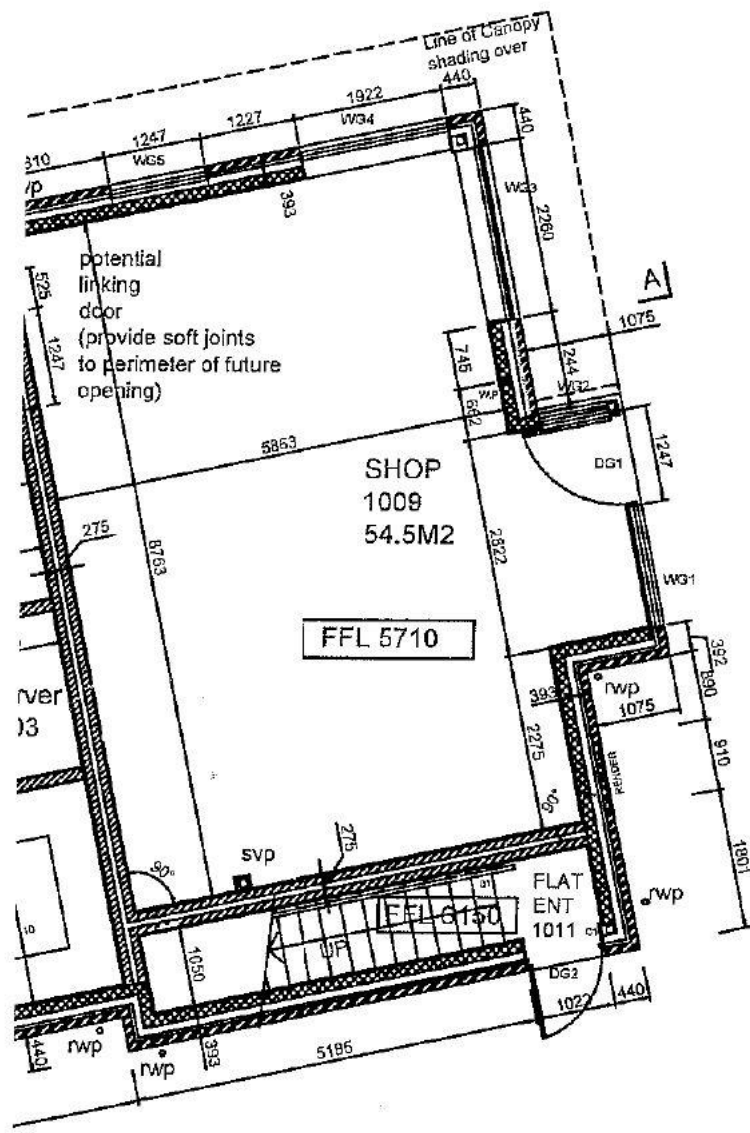
On foot, from our Southwold office, turn right and proceed along the High Street in to Station Road. The property will be found on the left hand side.



## CONTACT US

Durrants, 98 High Street, Southwold, Suffolk IP18 6DP  
Tel: 01502 723292  
Email: [southwold@durrants.com](mailto:southwold@durrants.com)

# Floor plan



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

## IMPORTANT NOTICE

### Durrants and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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