

A Grade II Listed retail unit with residential accommodation above, set along The Thoroughfare and overlooking St Mary's Church in the centre of Halesworth.



Guide Price

£225,000

Freehold

Ref: P7734/J

Address

38/38a Thoroughfare
Halesworth
Suffolk
IP19 8LE



Ground floor retail premises - comprising a former hairdressing salon with kitchen and WCs.
Residential accommodation arranged over the first and second floor and comprising an entrance lobby, kitchen, bathroom, sitting room and two bedrooms.
Established garden and courtyard to the rear.

No forward chain.

Contact Us



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www.clarkeandsimpson.co.uk

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

Location

The property is set along The Thoroughfare, overlooking St Mary's Church, in the centre of this popular market town. Halesworth has a variety of shops catering for virtually every day-to-day need. There is a primary school, library, doctors' surgery, Co-operative supermarket and numerous cafes, pubs and restaurants. The town also benefits from The Cut, a centre for arts in the community which offers music, theatre, dance, comedy, cinema, workshops and art exhibitions to the local area. Halesworth is also well served with transport connections, having a railway station with services via Ipswich to London's Liverpool Street station. To the east of Halesworth lies the Heritage Coast which is renowned for its wide variety of leisure opportunities including the well regarded seaside resort, Southwold, (9 miles), historic Dunwich and the RSPB Reserve at Minsmere.

Description

This Grade II Listed mixed use property, located in the centre of Halesworth and overlooking St Mary's Church, offers an exciting renovation and refurbishment project. According to the Listing Schedule the property is believed to date from the late 16th Century and is of primarily timber frame construction set beneath plaintile roofs.

We understand the established use is as a ground floor commercial premises, which previously operated as a hairdressing salon. The ground floor accommodation extends to approximately 470 sq ft (43.8 sqm) and comprises a partly subdivided salon/retailing area on the ground floor, together with a kitchen and WCs at the rear.

An external staircase provides access to the residential accommodation above. This comprises an entrance lobby, kitchen, bathroom, spacious sitting room with vaulted ceiling, a double bedroom and a single bedroom on the second floor.

Outside

There is an enclosed courtyard area to the rear of the property beyond which is an established area of garden that contains a number of mature shrubs and which is partly enclosed by high level red brick wall. Prospective purchasers should note that no pedestrian or vehicular right of way will be offered across the neighbouring property, 39 Thoroughfare, and the purchasers will be obliged to enclose the garden with an appropriate wall or fence within 3 months of the sale completing.

Planning

According to the planning history, planning permission was approved in October 2017 for change of use of 38 The Thoroughfare back into residential. Whilst the planning permission will have lapsed, we understand that the property is entirely rated for Council Tax and the rateable value for the ground floor commercial premises was removed from the rating list in 2018. Therefore it would suggest that the residential use has been implemented, but prospective purchasers will need to satisfy themselves in this regard.

Prospective purchasers should also note that the adjoining property, White Lion House, 39, Thoroughfare, is also available for sale separately.



Ground Floor



Ground Floor



First Floor Flat



First Floor Flat







38/38A Thoroughfare, Halesworth



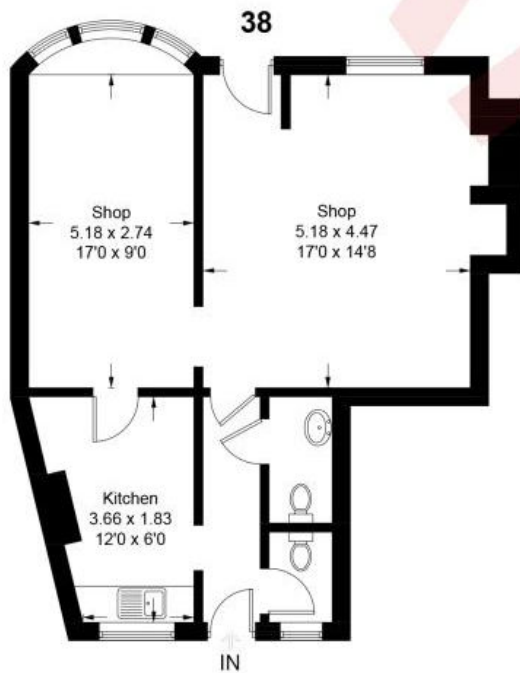
Approximate Gross Internal Area
Outbuildings = 123.2 sq m / 1326 sq ft

38 A



First Floor

Second Floor



Ground Floor

Site Plan



Key

Extent of 38/38A Thoroughfare - edged red

Extent of 39 Thoroughfare - edged blue





Viewing Strictly by appointment with the agent.

Services Mains water, drainage, and electricity. Electric panel heaters.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax Both Ground Floor and First Floor are Band A; £1,592.97 payable per annum 2026/2027. (The ground floor was previously rated for business rates but was removed from the list in June 2018. The previous rateable value was £4,900).

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

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.

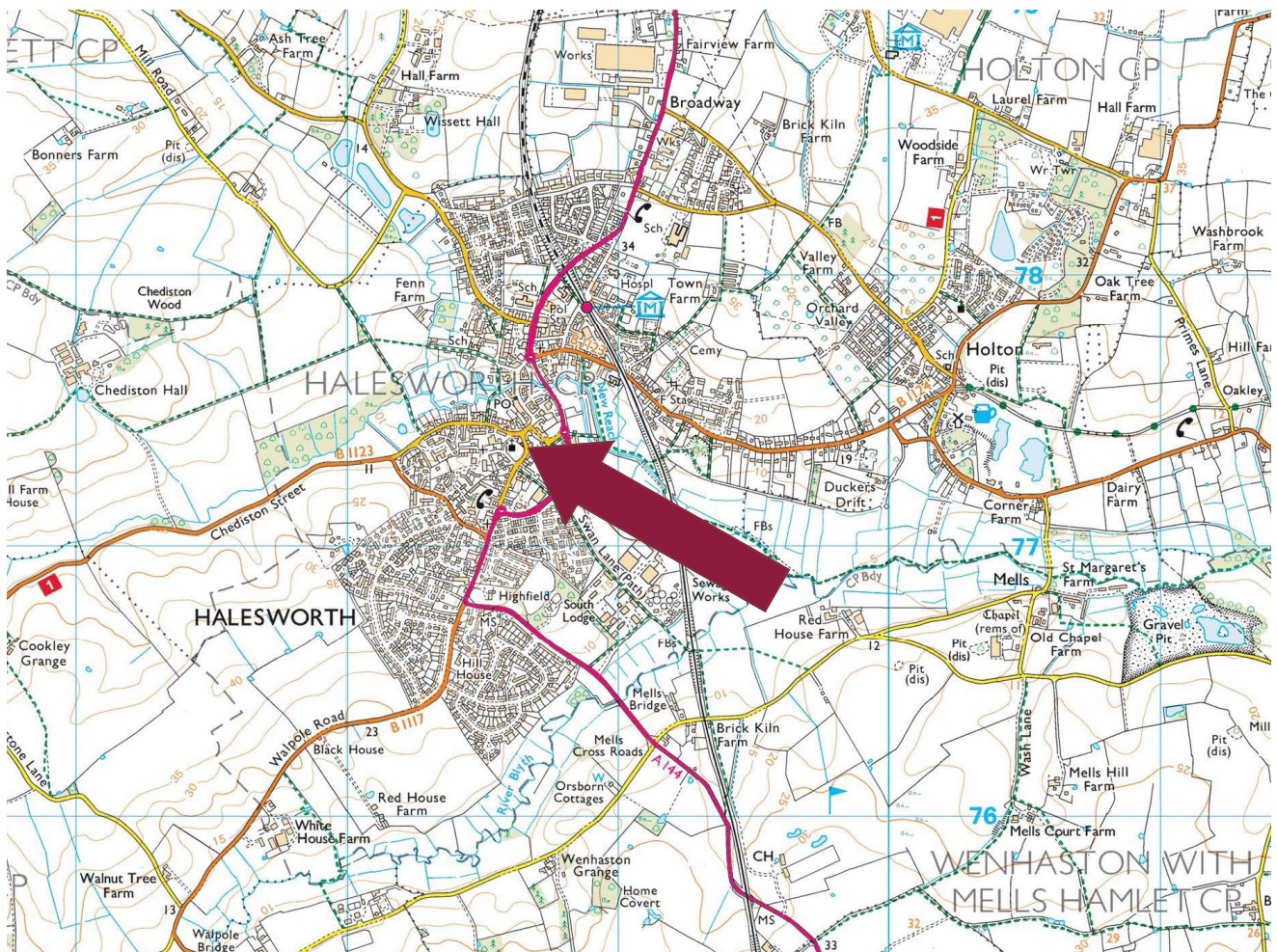
3. The neighbouring property is available by separate negotiation.

June 2026

Directions

Proceeding into Halesworth from the south on the A144 London Road, bear left at the roundabout onto The Thoroughfare. Continue along The Thoroughfare where the property will be found straight ahead almost opposite the church.

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