

100 HIGH STREET
SOUTHWOLD SUFFOLK IP18 6DP

To Let: Prime Retail/Office Premises

WILKINSON
FX

DURRANTS
SINCE 1853

100 HIGH STREET

SOUTHWOLD SUFFOLK IP18 6DP

To Let: Prime Retail/Office Premises

Guide Rent: £40,000 per annum

Key Features

- Retail space under renovation
- Prime location on Southwold High St
- Excellent frontage
- Unique and well-known building
- Two retail areas
- Circa 32 sq.m (344 sq.ft)



DESCRIPTION

A prime high street retail premises located in Southwold. Currently under renovation, the shop will be available in shell form ready for a tenants fit out from July 2026.

Formerly the towns pharmacist, the property has been vacant for a number of years but is now being renovated to provide a smaller retail space with frontage onto High Street and Church Street.

An exciting opportunity to trade from one of the most desirable locations in East Anglia.

ACCOMMODATION

	sq m	sq ft
Retail	32	344

LOCATION

The property is located on Southwold High Street, which is the main trading location of this popular seaside town. Southwold offers excellent facilities including hotels, public houses, restaurants, a good range of shops including two supermarkets. Iconic landmarks include the lighthouse and the pier.

Nearby occupiers include Co-op, Finisterre, Two Magpies Bakery, Adhams, Joules, Norfolk Natural Living, Collen and Clare, and Tesco, to name only a few.

SERVICES

The property is connected to mains electricity, mains water and mains foul drainage.

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

LEASE TERMS

The property is available on an full repairing and insuring lease for a minimum initial term of 5 years. Any lease will be contracted outside of the Landlord and Tenant Act 1954. A deposit will be held by the Landlord equivalent to three months rent.

LEGAL COSTS

Each party to be responsible for their own legal costs. An undertaking may be required at the outset in the event the Tenant withdraws from the process after Solicitors have been instructed.

VAT

VAT is not applicable.

ENERGY PERFORMANCE

To be confirmed upon completion of the renovation.



LOCAL AUTHORITY

East Suffolk Council.

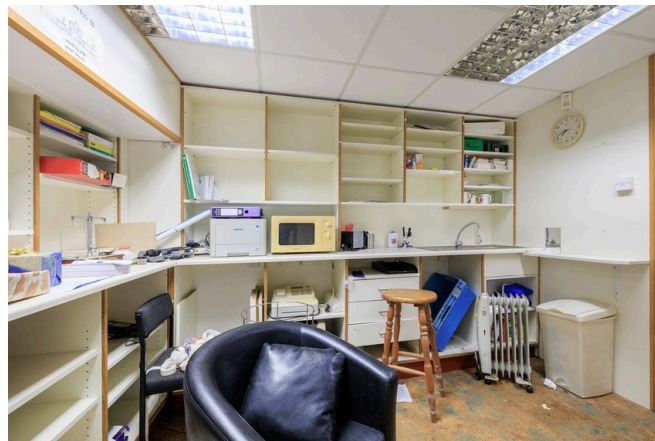
RATEABLE VALUE

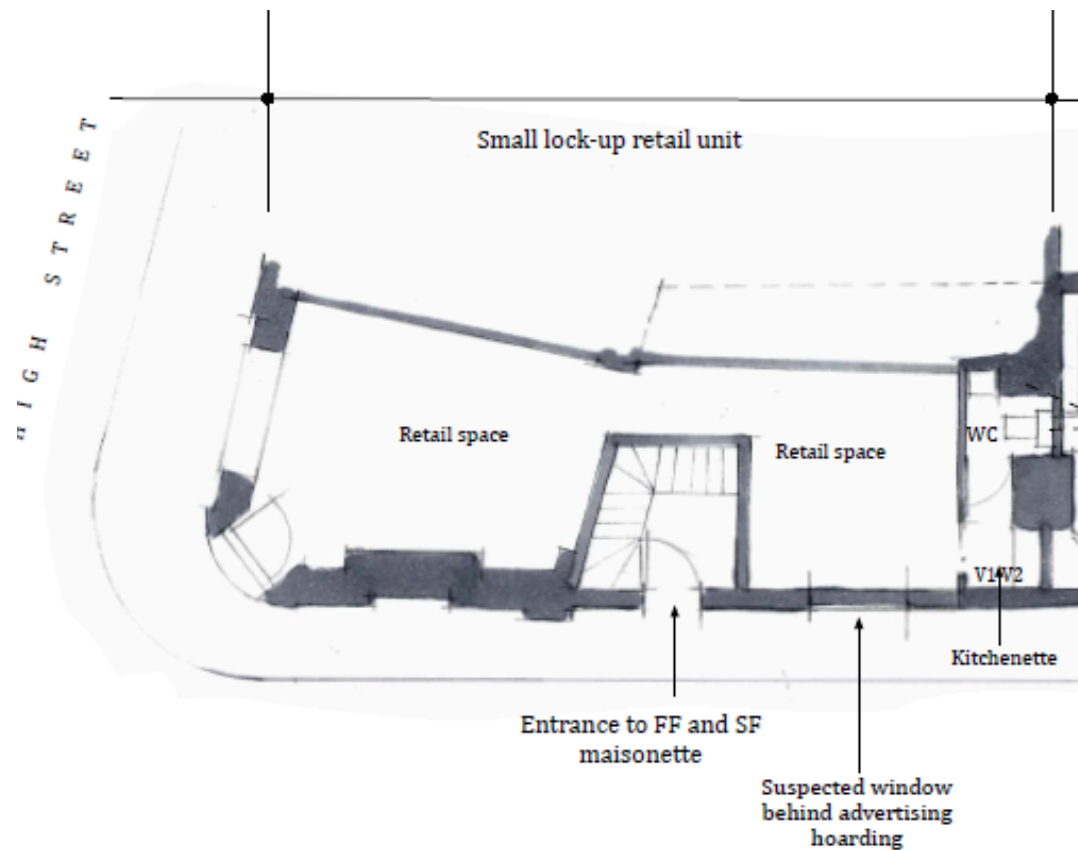
To be confirmed upon completion of the renovation.

DIRECTIONS

On entering the High Street from Reydon, proceed into the town where the property will be found on the left hand side just before the Market Place.

What 3 Words: ///nourished.graduated.chips





VIEWING

Strictly by arrangement with the agents.

CONTACT US

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