

A ground floor retail unit or office premises occupying a prime position on the Market Hill in Woodbridge.

TO LET
£12,500 PAX
Ref: B134

20A Market Hill
Woodbridge
Suffolk
IP12 1DY



A Grade II Listed ground floor retail unit or office premises extending to approximately 445 square feet (41 square metres) in all and comprising a main retailing area/office, store room with kitchenette and WC.

Available from March 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 are situated in a prominent position on the Market Hill, where a mix of shops and restaurants surround the 17th Century Shire Hall. Nearby is The Thoroughfare, also with a variety of shops, restaurants and cafes. The local train station, swimming pool and sport hall, the beautiful tidal River Deben, Bass's Dock and the Tide Mill marina are all close by within easy walking distance. Woodbridge also offers a good choice of schooling in both the state and private sectors.

The popular Heritage Coastline destinations of Orford and Aldeburgh are approximately 10 miles and 15 miles respectively. The County Town of Ipswich is approximately 10 miles to the south-west, which has a population of approximately 150,000.

Description

The premises comprise a relatively spacious ground floor retail unit or office premises, occupying a prime position on the Market Hill. The accommodation consists of a large retailing or office area with store room and kitchenette to the rear, together with a WC. Other occupiers within Market Hill include Moose, Woodbridge Violins, Homespun, Strawberry Café, The Kings Head, Hair @ Rackhams, Chenevix Trench jewellers, Fanny & Frank, Darcy B and two local estate agents.

The premises have a net internal area of approximately 445 square feet (41 square metres).

Terms

The premises are available to rent on a new lease with a minimum term of 3 years at an annual rent of £12,500 per annum exclusive. Any lease will be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

Deposit

A deposit will be held by the Landlord equivalent to three months rent.

Insurance

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

Services

Electricity, mains water and mains drainage are connected to the property. Water and drainage charges are included within the rent.

Outgoings

Electricity charges will be the responsibility of the Tenant.

Rateable Value

£9,500. 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.

Local Authority

East Suffolk Council.

EPC

No EPC is required as the building is Grade II Listed.

Viewing

By prior appointment with Clarke & 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.

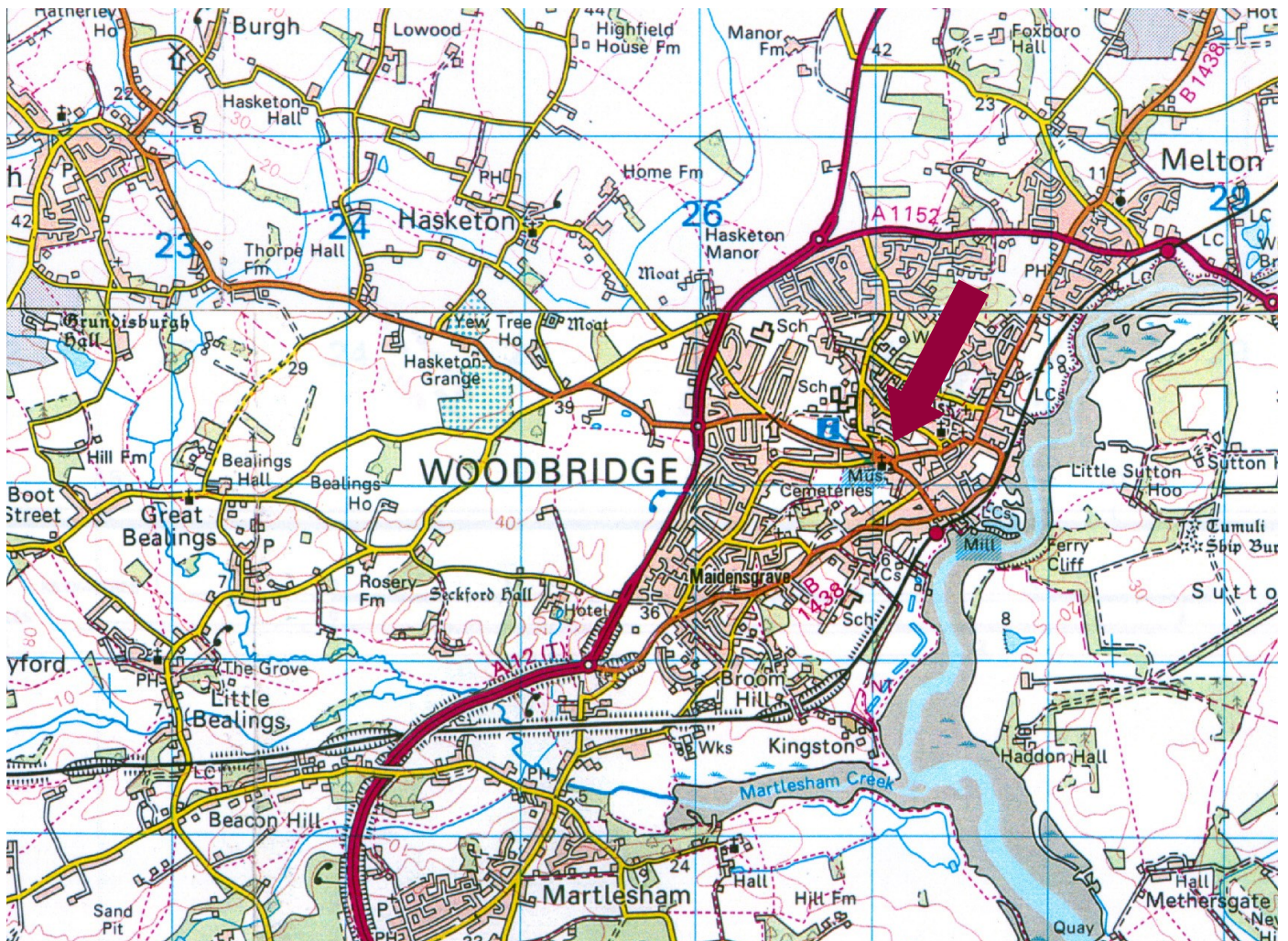
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

February 2024

Directions

Proceeding in a northerly direction on the A12, turn right at the Wyevale roundabout into Grundisburgh Road. At the next junction turn right onto Burkitt Road, continuing onto Market Hill where the property will be found on the left hand side, opposite Shire Hall.

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