

*A rare opportunity to acquire a prime,
retail unit in the centre of the popular
and highly regarded town of
Woodbridge in Suffolk.
For Sale or To Let*

Guide Price
£225,000 Freehold
Ref: B143/JG

44 Market Hill
& Pickwick House
1A Angel Lane
Woodbridge
Suffolk
IP12 4LU



A prominent Grade II Listed retail/commercial property offered with vacant possession together with a ground rent associated with the long leasehold interest in the residential upper parts known as Pickwick House.

Town centre location offering 67sqm (722sqft) of ground floor retail accommodation.

No Onward Chain.

For Sale or To Let

Contact Us



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Location

Woodbridge is probably best known for its outstanding riverside setting, but also offers a good choice of schooling in both the state and private sectors and a wide variety of shops and restaurants. Recreational facilities include sailing on the River Deben, a number of well regarded local golf clubs, including Woodbridge Golf Club, which was founded in 1893, a cinema, as well as a wonderful network of footpaths. Woodbridge also benefits from rail links to Ipswich, where Inter City rail services to London's Liverpool Street station take just over the hour.

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. The A12 trunk road, which links the north and the south of the county, is also a short distance to the west.

Description

The premises comprise a ground floor retail unit, together with residential upper parts which were sold on a long leasehold in 1987. The building is Grade II Listed.

The ground floor retail unit is currently used as a hair dressing salon by the Seller and trades as 'Just Hair'. The retail unit is to be sold with vacant possession and could be utilised by owner occupiers for their own business or let out to generate an income for prospective investment purchasers.

The ground floor accommodation extends to approximately 722 sq feet (67 sqm) and comprises a spacious retail area, rear office, kitchen, laundry room, storage and wc.

Tenure

The residential upper part known as Pickwick House, 1A Angel Lane has been sold on a long lease of 999 years at a fixed ground rent of £30.00 and we have not inspected this part of the property, although it is believed to comprise a period, self contained flat with rear access and exclusive use of the rear courtyard and car parking, accessed off Angel Lane.

Pickwick House is to be used for residential purposes and the tenant is to keep in good and substantial repair and condition, including redecorating the entire property. There are various provision for the common parts to be shared by a fair proportion with the Landlord. The landlord also insures the property and recovers the appropriate part of insurance premium from the head leasee. In addition there is a Deed dated 24th May 1991 which includes some additional land and changes the definition of the residential property to include part ground, first and second floors. Copies of these documents are available upon request.

Alternatively, the property is available to rent on a new business lease, terms to be agreed, at a guide rent of £12,500 pax.

Business, Stock and Fixtures & Fittings

Prospective purchasers should note that the Seller has indicated that the business goodwill, stock and fixtures and fittings could be available to purchase as required. For further details please contact the agents.

VAT

VAT will not be payable on the purchase price or rental.

Rateable Value

The Rateable Value is £14,500.

Viewing

Strictly by appointment with the Agents.

Services

Mains electricity, water and drainage are connected.

Local Authority

East Suffolk Council

EPC

Exempt

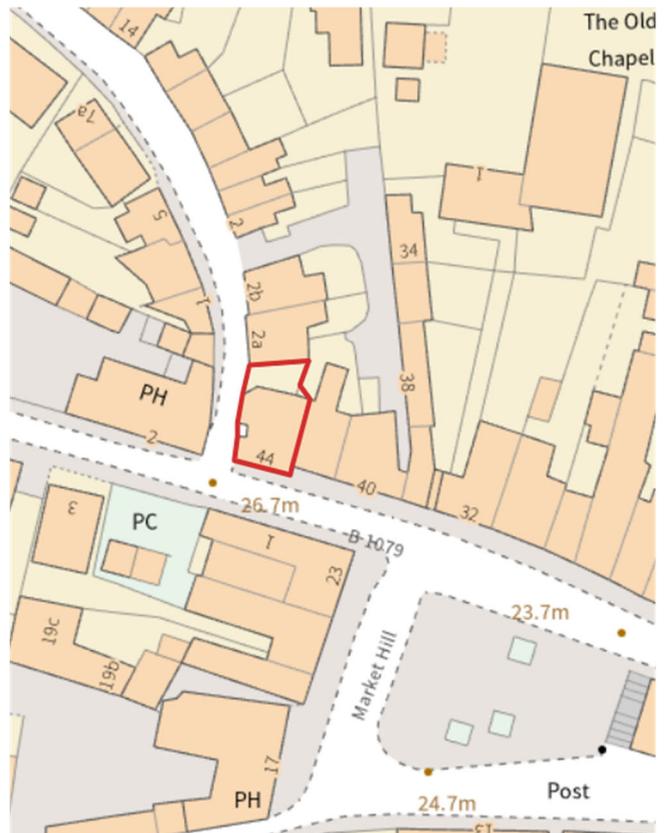


NOTES

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

Site Plan - Indicative Only





Need to sell or buy furniture?
If so, our Auction Centre would be pleased to assist — please call 01728 746323.