

*A ground floor retail unit located in a prime position along the High Street in the centre of the popular and highly regarded coastal town of Aldeburgh*

TO LET  
£27,500 PAX  
Ref: B201A/JG

174 High Street  
Aldeburgh  
Suffolk  
IP15 5AQ



A prominent lock-up ground floor retail unit located in the popular coastal town of Aldeburgh.

540 sq.ft (50sq.m) of retail space on the ground floor with kitchenette and wc. Further basement of 136 sq.ft (13sq.m) with dressing rooms and storage.

Contact Us



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## **Location**

The premises occupies a prime location along the High Street in the very centre of the popular and highly regarded coastal town of Aldeburgh. The High Street offers an excellent range of local and national retailers including Crew Clothing, Joules, Collen & Clare, Quba & Co, O & C Butcher, Adnams, Fatface, L'Occitane, Riley & Riley and Sue Ryder, together with a Co-op supermarket, Prezzo, other fine restaurants, cafes and art galleries.

The town has its own golf and yacht clubs and nearby Snape Maltings, with its world class concert hall, is home to the Aldeburgh festival. Other attractions in the area include the popular resorts of Thorpeness, Walberswick, Dunwich and Southwold, together with nature reserves at RSPB Minsmere and Havergate Island. There are also ancient castles at Orford and Framlingham.

## **Description**

The premises comprise a ground floor lock-up retail unit in a prime and prominent position on the High Street in Aldeburgh. The premises benefits from a large bay window frontage, and has ground floor accommodation extending to approximately 540 sq feet (50 sqm). In addition there is the basement, which offers storage and changing room accommodation, and extends to approximately 136 sq feet (13 sqm).

## **Planning & Use**

Class E (commercial, business and service) by virtue of its existing use.

## **Terms**

The premises are available to rent on a new lease with a minimum term of 5 years at an annual rent of £27,500, plus VAT per annum. Any lease will be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954. The lease will be on the basis of full repairing obligations. A deposit will be held by the Landlord equivalent to three months rent.

## **Service Charge**

The Landlord will charge the Tenant a service charge towards the management and maintenance of any common parts, equating to 50% of the overall cost.

## **VAT**

VAT is payable on the rent.

## **Insurance**

The Landlord will insure the building and recharge a proportion of the insurance premium to the Tenant. The Tenant will be required to hold their own contents and public liability insurance.

## **Services**

The property benefits from mains electricity, water and foul drainage.

## **Local Authority**

East Suffolk Council.

## **EPC**

C(51)

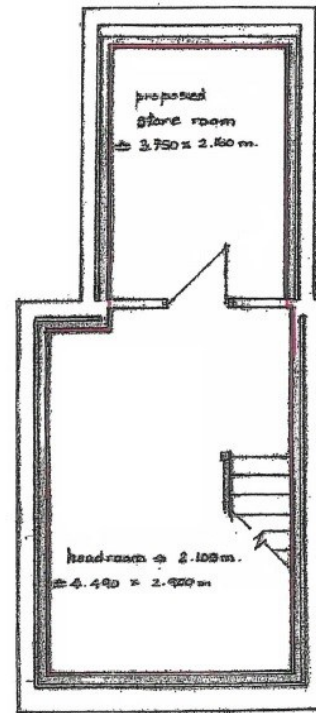
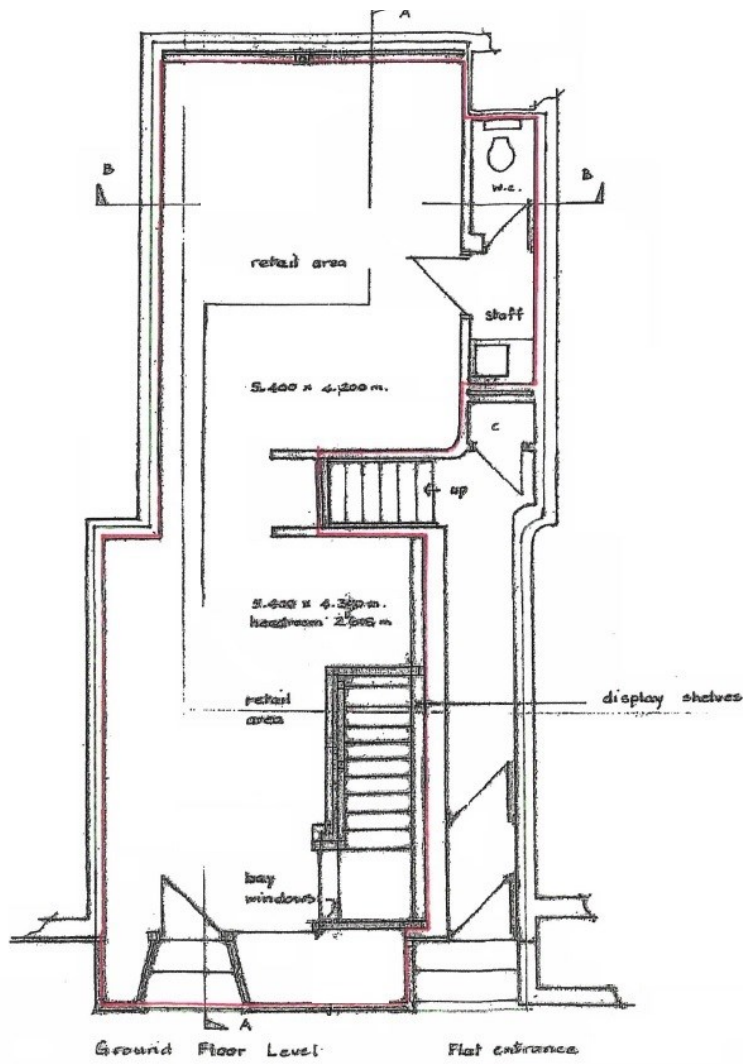
## **Rateable Value**

£14,250

## **Viewing**

Strictly by appointment with Clarke and Simpson.

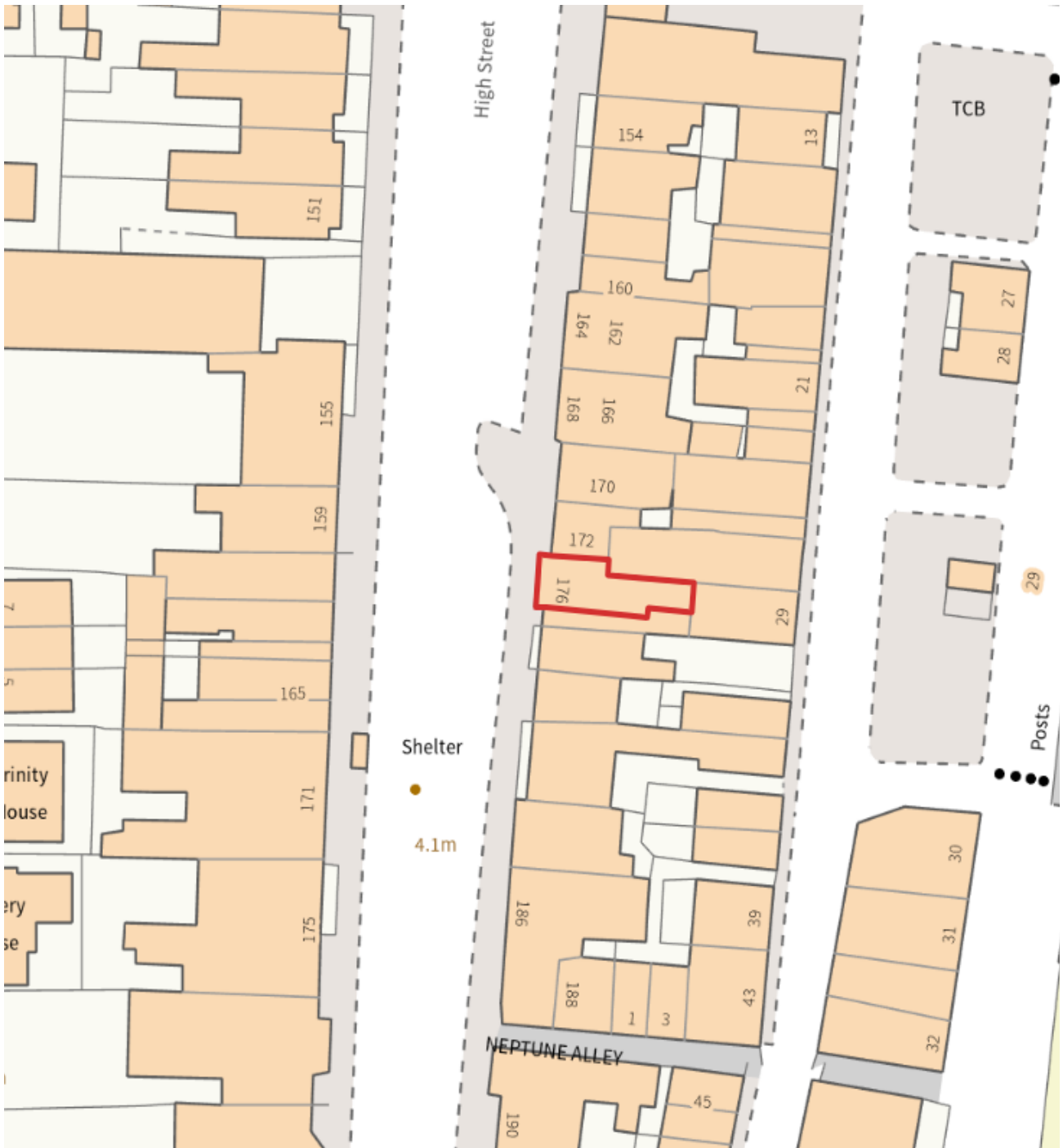




Lower Ground Level  
114 High Street, Aldeburgh



## Site Plan - Indicative Only



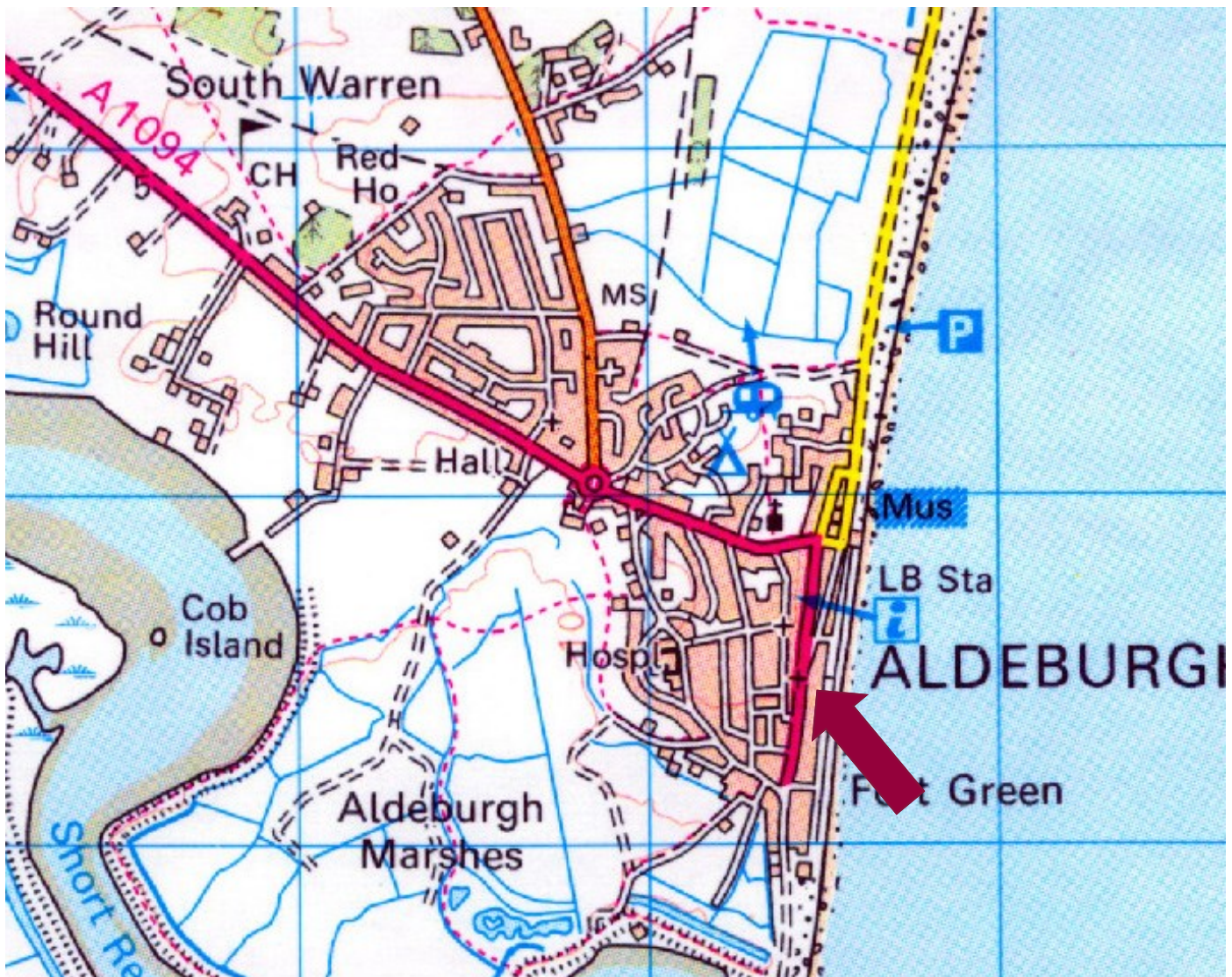
### NOTES

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. Photographs used in these particulars were taken in 2021.

### Directions

On entering Aldeburgh on the A1094, proceed towards the town centre where you will find the High Street. Continue along the High Street, where you will find the property towards the middle of the town centre on the left hand side.

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