

*A ground floor office suite with parking space in a prominent and central position on the High Street, facing the Market Square.*

**TO LET**  
**£8,000 PAX**  
Ref: B079/RB

77B High Street  
Wickham Market  
Suffolk  
IP13 0RA



A well located, self-contained office suite extending to approximately 69.5 sqm (748 sq ft) plus basement and with one car parking space.  
Long leasehold may be available.

Available on a new lease on terms to be agreed.

Contact Us



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## Location

Wickham Market is an attractive village close to the river Deben within the Suffolk Coastal Heritage area. The village is just off the main A12 and is some 15 miles north east of Ipswich and approximately 6 miles from the popular market town of Woodbridge.

The property occupies a prominent and central position on the High Street, facing the Market Square. The High Street is close to the East of England Co-op supermarket. There are a variety of other traders within Market Square, including a butchers, post office, newsagent, various shops, boutiques and cafes. The Market Square has a bus stop and is used for occasional markets and parking.

## Description

A well located, self contained, former office in the centre of Wickham Market comprising reception room, kitchen, 2 private offices with one car parking space to the rear.

## The Accommodation

The Accommodation extends to around 93.4 sqm (1,006 sq ft) and benefits from one car parking space. The accommodation comprises the following:

| Description  | Sqm         | Sq Ft        |
|--------------|-------------|--------------|
| Basement     | 24          | 258          |
| Offices      | 69.5        | 748          |
| <b>TOTAL</b> | <b>93.4</b> | <b>1,006</b> |

## Services

We understand that all mains services are connected.

## Planning

The property has formerly been used as an office and is suitable for other business uses within Class E.

## Terms

The property is held on a lease having around 64 years unexpired at a ground rent of £100 pa. The building is offered To Let on a new FRI Business Lease for a term to be agreed at a guide rent of £8,000 PAX.

The long leasehold may be available.

## Insurance

Buildings insurance is arranged by the freeholder and recharged to the occupier at approx £500 pa.

## Service Charge

There is a formal service charge of £2,200 PAX payable quarterly.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Business Rates

Rateable Value £4,950

Qualifying occupiers may be eligible for small business rates relief which can reduce rates payable by up to 100% for certain properties with low rateable values. Further information available from East Suffolk Council.

## Local Authority

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

## Viewing

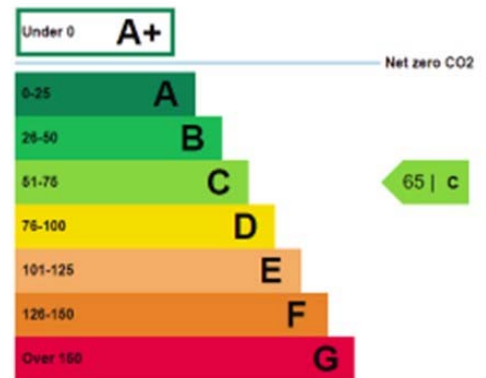
Strictly by prior appointment with the agent.

## EPC

Rating = C (65)

## Energy efficiency rating for this property

This property's current energy rating is C.



## 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.

*March 2023*

**Directions**

For those using the What3Words app: [///infringe.anchorman.roosters](https://www.what3words.com/#!/infringe.anchorman.roosters)



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