

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)

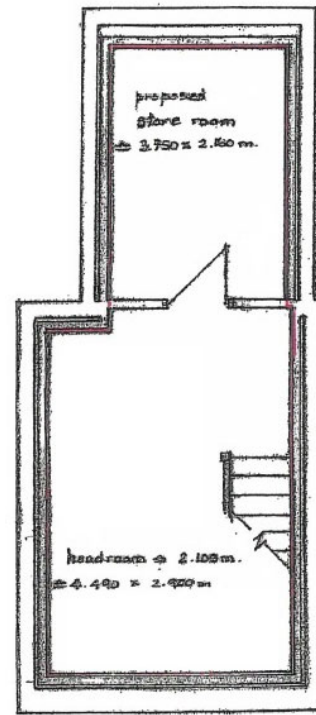
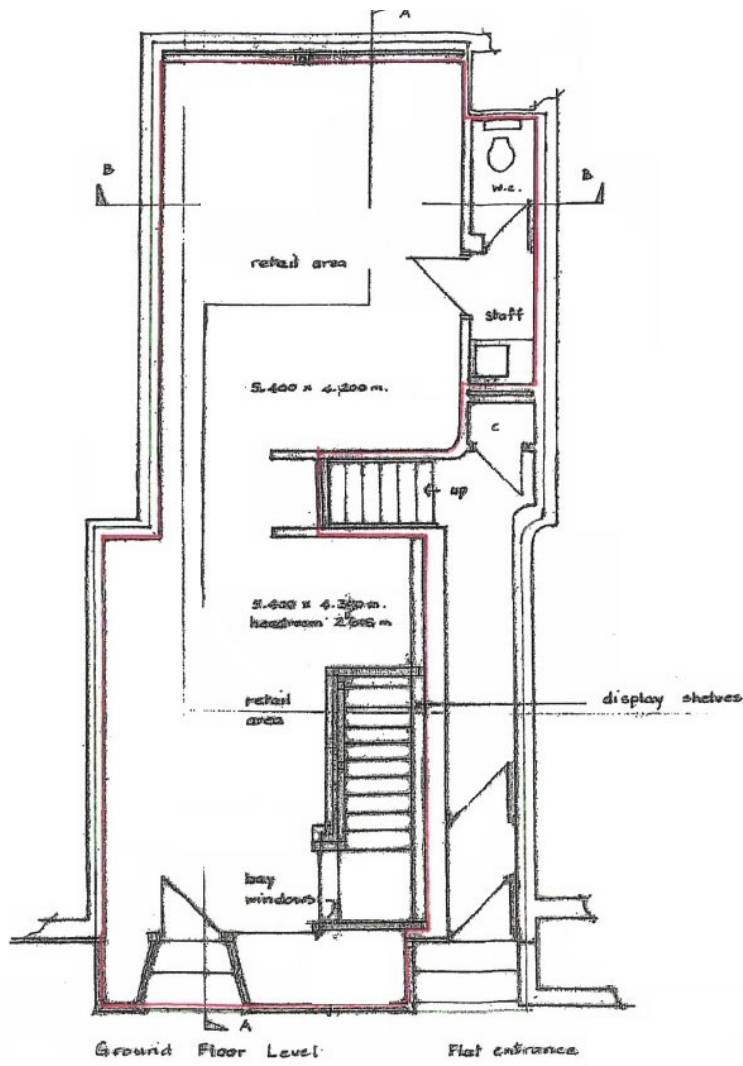
Rateable Value

£14,250

Viewing

Strictly by appointment with Clarke and Simpson.

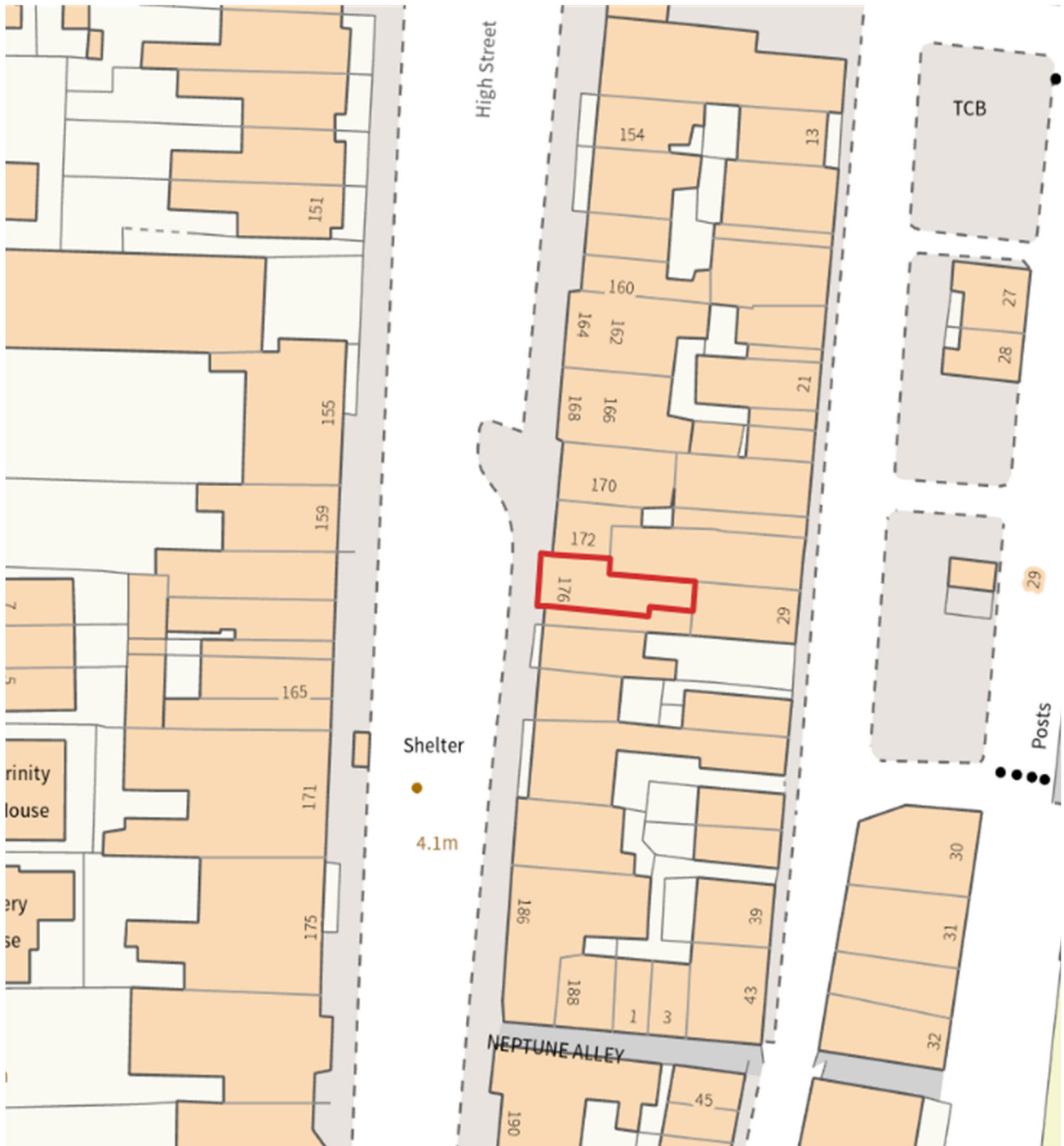




174 High Street, Aldeburgh



Site Plan - Indicative Only



NOTES

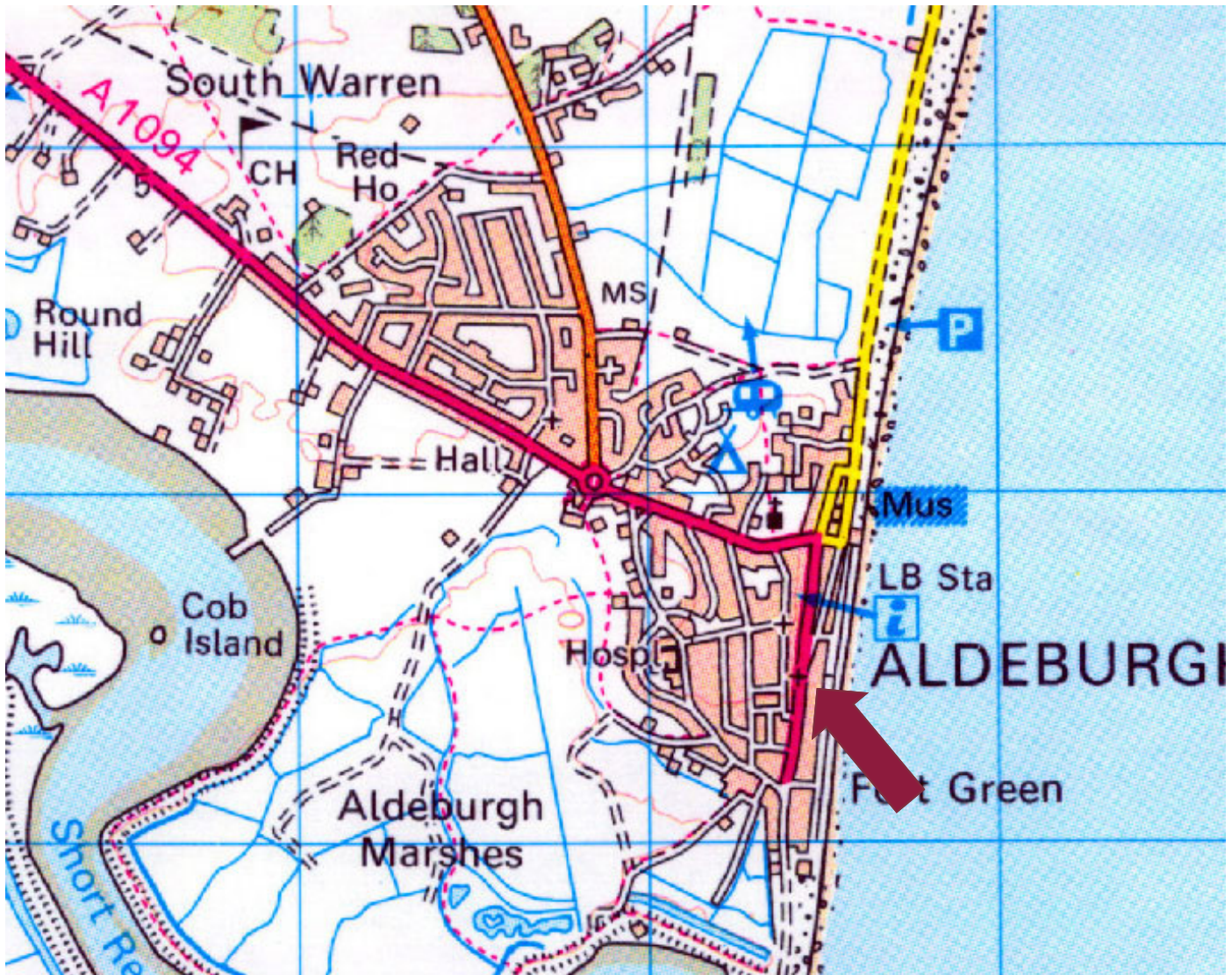
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. Photographs used in these particulars were taken in 2021.

October 2024

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.

For those using the What3Words app: [///mandolin.cropping.scanner](http://www.what3words.com/mandolin.cropping.scanner)



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