

6 & 8 Gobbits Yard, Woodbridge, IP12 1DD



Rarely  
Available  
Retail  
Premises

## To Let

- Well located town centre premises, situated off the busy Thoroughfare
- Neighbouring occupiers include a range of retail and leisure occupiers
- Net internal area 531 sq ft (49.37 sq m)
- Rent £11,250 per annum exclusive

# Details

## Location

Woodbridge is a thriving Suffolk market town located on the River Deben approximately 9 miles north east of the county town of Ipswich. The town has an excellent range of shops, restaurants, pubs and recreational facilities. The resident population is 11,000, although the town draws from a much wider retail and leisure catchment. Woodbridge is also experiencing significant expansion with a range of small and large scale residential developments in the process of being built in and around the town.

Gobbits Yard is an attractive courtyard complex situated off Thoroughfare, the towns central retail area.

## Description

The premises comprise two combined sales areas with ancillary accommodation including tea point, store cupboard and WC situated at the rear.

The premises benefits from a glazed shop front and are fitted with fluorescent lighting and tile floor coverings.

## Accommodation

The premises provide the following approximate net internal floor areas:

Sales area	468 sq ft	( 43.49 sq m)
Tea point 1	20 sq ft	( 1.85 sq m)
Tea point 2	28 sq ft	( 2.64 sq m)
Cupboard	15 sq ft	( 1.39 sq m)
WC	--	--
Total	531 sq ft	( 49.37 sq m)

## Business Rates

The property is assessed as follows:

Rateable Value:	£5,300
Rates payable (2019/20):	£2,602.30 per annum.

The rates are based on a UBR for 2019/20 of £0.491. Small business rate relief may be available, providing 100% relief for 2019/20. All interested parties should make their own enquiries with the Local Rating Authority.

## Local Authority

East Suffolk District Council  
East Suffolk House  
Melton  
Woodbridge  
IP12 1RT  
Telephone: 01473 432000

## Services

We understand the property is connected to mains electricity, water and drainage.

We have not tested the services and all interested parties should rely upon their own enquiries with the relevant utility providers in connection with the availability and capacity of all those serving the property including IT and telecommunication links.

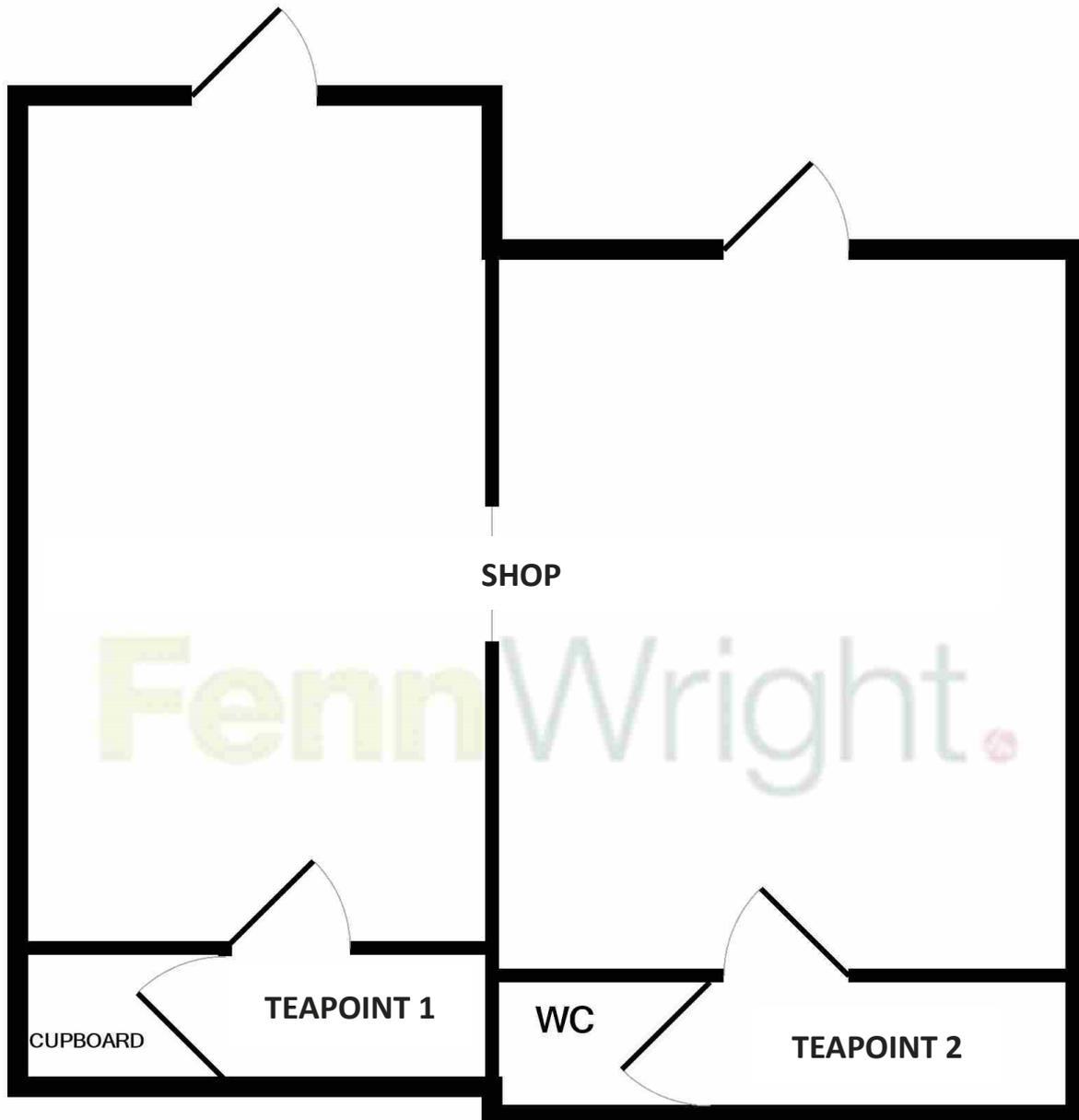
## Terms

The premises are available upon a new effectively full repairing and insuring business lease at an initial rent of £11,250 per annum exclusive.

A service charge is payable in relation to upkeep of the common areas.

## Legal Costs

Each party is to be responsible for their own legal costs.



INDICATIVE FLOOR PLAN– FOR IDENTIFICATION PURPOSES ONLY

**Particulars**

Prepared in February 2020

**EPC**

To be confirmed.

**Viewing**

Strictly by prior appointment with the sole agents:

**Fenn Wright**

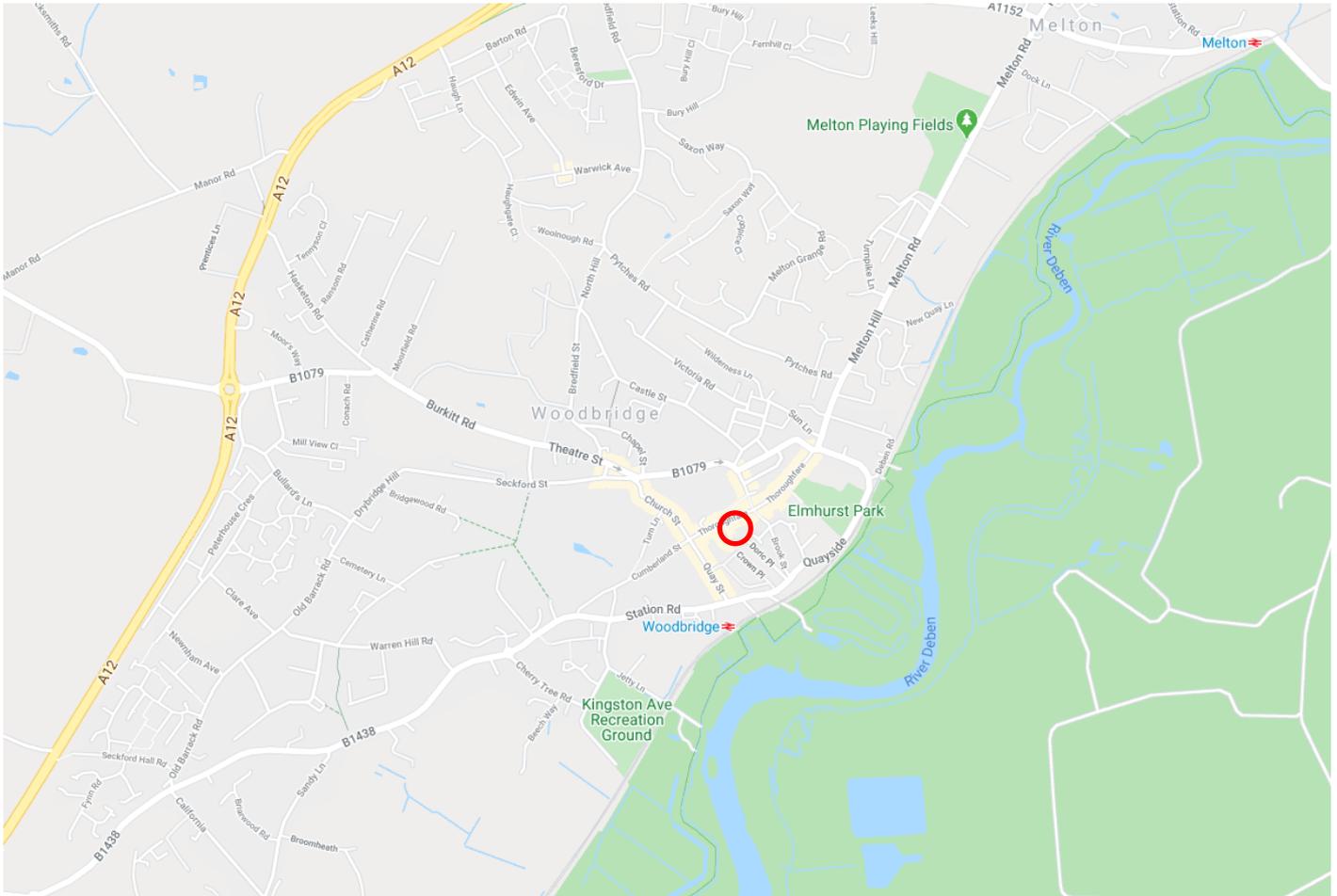
1 Buttermarket, Ipswich, IP1 1BA

**01473 232 701**

**fennwright.co.uk**

Contact Hamish Stone

[hws@fennwright.co.uk](mailto:hws@fennwright.co.uk)



For further information

**01473 232 701**

**fennwright.co.uk**

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