

152 HIGH STREET

Aldeburgh, Suffolk, IP15 5AQ



Key Highlights

- Period building in a prime central location in Aldeburgh High Street.
- Granted Planning permission (DC/18/2313/FUL) for 4x one bedroom flats, on first and second floor.
- Site area of approximately 0.09 acres.
- Sea views to rear.
- Current uses as Retail (A1), Cafe/Restaurant (A3) & General Industrial (B2) on Ground Floor. Business (B1a) on First and Second Floor.
- Refurbishment opportunity on the ground floor.
- **For sale by private treaty. Offers invited.**



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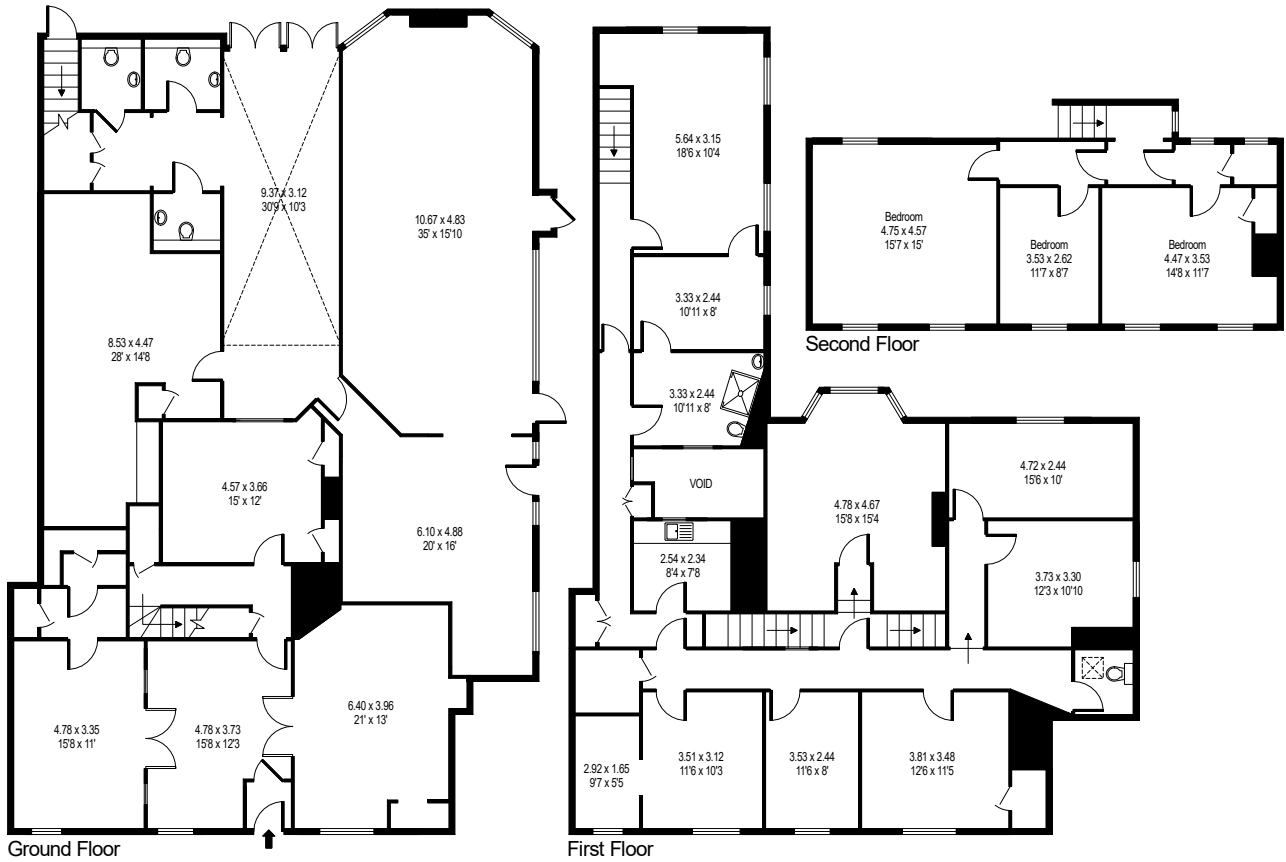
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152 High Street, Aldeburgh

481 sq m (5,174 sq ft)

For identification purposes only. Not to scale.
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Plan shown for illustrative purposes only

Site Location

The terraced property is situated in the centre of Aldeburgh High Street, adjacent to commercial and residential buildings.

The town is accessed via Saxmundham Road (A1094), which leads to the A12. Norwich is located approximately 72 km (45 miles) to the north west of Aldeburgh, Cambridge is approximately 129 km (80 miles) to the west, and Central London is approximately 177 km (110 miles) to the south west. Southwold, another popular seaside town, is located approximately 32 km (20 miles) to the north of Aldeburgh.

Aldeburgh has local amenities such as a primary school, community hospital, hotels, shops, restaurants and a yacht club. There are a range of retailers in the High Street, including national and independent, which adds to the charm and character of the seaside town.

Site Description

The site is roughly rectangular in shape and measures approximately 481 sqm (5,174 sq ft). The property is identifiable under land registry title, SK204980.

The ground floor of the property is currently vacant, it is classed as both Retail and Cafe/Resturant use. There is a retail unit fronting the High Street, with storage and stairs at the centre of the property. To the rear of the building is a commercial kitchen, dining area, bar and customer toilets, as well as further storage. On the first floor is a mixture of unoccupied rooms, storage space, WC and kitchenette. There is a separate entrance from Kings Road to the rear of the first floor. Currently on the second floor are two offices, which are currently let on licenses to two independent businesses.

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Income and Tenancy Schedule

SCHEDULE OF TENANTS					
GROUND FLOOR	TENANT	RENT	LEASE EXPIRY	ERV	COMMENT
Retail No.1	Vacant			£16,000	
Retail No.2	Vacant			£15,000	
Café / Restaurant	Vacant			£30,000	Pop-Up restaurants on 3 month licence July - September
First Floor	Vacant				
Second Floor					
Office 1	Colour Bank	£4,400 p.a.	24 March 2018		Occupied under licence with rolling 3 month break
Office 2	Mark Secombe Oil Hedging	£4,000 p.a.	4 November 2019		Occupied under licence with rolling 3 month break

Rates

Currently non-domestic rating value for the building is £32,696, which is summarised below:

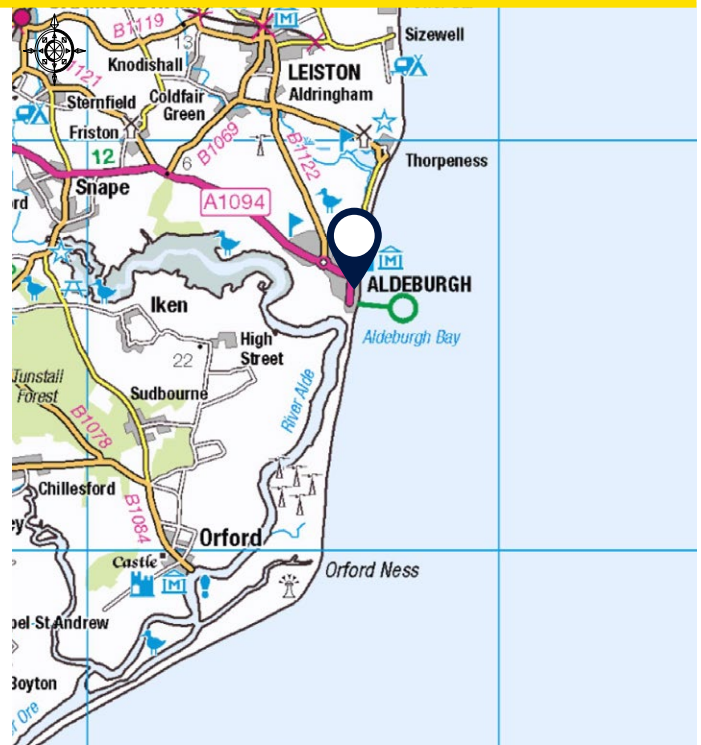
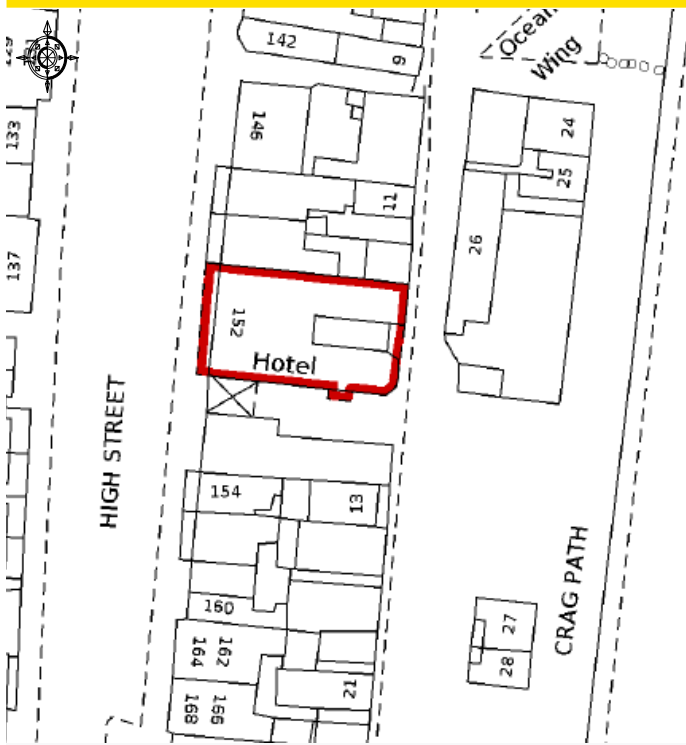
FLOOR	FLOOR	AREA (SQ M)	RV	BR MULTIPLIER	RATES PAYABLE
Office A	Second	22.7	£1,900	0.512	£973
Office B	Second	9.6	£810	0.512	£415
Office C	Second	14.9	£1,250	0.512	£640
Office D	First	13.9	£1,550	0.512	£794
Office E	First	8.4	£940	0.512	£481
Office F	First	18.6	£1,975	0.512	£1,011
Office G	First	8.3	£930	0.512	£476
Office H	First	7.9	£880	0.512	£451
Office I	First	10.9	£1,225	0.512	£627
Office J	First	11.2	£1,250	0.512	£640
Office K	First	11.5	£1,275	0.512	£653
Office L	First	22.1	£2,475	0.512	£1,267
Office M	Ground	15.5	£1,725	0.512	£883
Office N	Ground	17.7	£1,925	0.512	£986
Retail O - Shop and Premises	Ground	21.9	£10,500	0.512	£5,376
Reception	Ground	17.9	£2,000	0.512	£1,024
Restaurant and Premises	Ground	138.9	£31,250	0.512	£16,000
					£32,696

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Planning

East Suffolk granted the change of use of part of building from B1(a) to residential C3 use. the applicaiton is granted with all alterations and extensions to form four one bedroom self contained residential flats. Under application reference: DC/18/2313/FUL and the listed building consent of DC/18/2314/LBC.

The front side staircase is currently subject to an exclusive right of the neighbour at the adjoining 154 High Street to utilise the staircase. Access and use of the staircase is therefore not available for the owner of 152 High Street to utilise. The staircase is to be used for emergency and disabled access for the adjoining property owner's use only.

Existing Wayleaves, Easements & Rights of Way

The site will be offered subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

Tenure and Possession

The site is sold on a freehold basis.

EPC

Rating E (101)

Viewings

Viewing should be arranged by prior appointment with Savills - during day light hours only.

Prospective purchasers should note that Savills take no responsibility for any injury or accident at the site. Viewers visit the site at their own risk.

Method of Sale

The site is being marketed by private treaty, with offers invited.

In submitting offers, parties should provide sufficient information to allow the vendor to assess the nature of the proposal and the level of due diligence undertaken.

We will also be grateful to receive details of any proposed Overage provisions that are offered to enable the vendor to take a share in any revised and improved density pursuant to a subsequent planning consent.

The vendors are not bound to accept the highest or indeed any offer and may withdraw the property from the market at any time.

Further Information

Data Room for further information relating to the property is available [here](#).

Contact

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