



FREEHOLD PREMISES FOR SALE

69 The Thoroughfare, Woodbridge IP12 1AH

- **3 Storey retail/office premises with basement**
- **Could be converted back to a residential dwelling, s.t.p.p.**
- **Town centre location**
- **Approx 90.23 sq m (971 sq ft)**
- **For sale £375,000 (no VAT)**

01473 211933
penncommercial.co.uk



LOCATION

Woodbridge is a picturesque town situated on the banks of the River Deben, about 8 miles north east of the County Town of Ipswich. It is just off the A12 connecting Lowestoft and Great Yarmouth to the north with Ipswich and London to the south; it also joins the A14 linking the Port of Felixstowe with Cambridge and the Midlands.

SITUATION

The property is situated at the entrance to The Thoroughfare, a short walk to the main shopping area and close to Elmhurst Park.

DESCRIPTION

The property comprises 4 ground floor rooms, 3 first floor rooms, ladies and gents toilets, kitchen, cellar, attic room and rear courtyard garden, with a rear entrance from The Thoroughfare. There is a flat roof extension on the ground floor. The property currently trades as an accountants practice and has an office use consent. However, the property would be suitable, subject to planning, for conversion back into a residential dwelling.

ACCOMMODATION

(all areas are approximate)

Shopfront	3.15 m	10 ft
Ground Floor	47.98 sq m	516 sq ft
Cellar	10.89 sq m	117 sq ft
First Floor	31.36 sq m	337 sq ft
Second Floor Attic (not measured)		
Total Floor Area	90.23 sq m	971 sq ft

PLANNING

The property currently has consent for office use, however all interested parties should contact East Suffolk Council on 01394 444832.

LEGAL COSTS

Each party to bear responsibility for their own legal costs incurred in this transaction.

BUSINESS RATES

Rateable Value 2017 £7,500.

ESTIMATED RATES PAYABLE

May qualify for small business rates relief.

We would recommend that all interested parties contact East Suffolk Council on 0333 016 2000.

SERVICES

We understand that mains electricity, gas and water are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed purchaser to satisfy themselves as to their operation/condition including IT and telecommunication links.

TERMS & TENURE

The premises are available for sale freehold at a purchase price of offers in the region of £375,000.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and should be available shortly.

VAT

Not applicable.

VIEWING

To view or for further information, please contact:

Paul Keen at Penn Commercial
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Subject to contract

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