

Commercial Let Investment

Durrants

Commercial



58 Thoroughfare, Halesworth, Suffolk, IP19 8AR

Guide Price: £125,000





74.7

D

£6,400



LOCATION

The property is situated in a prominent position in the main shopping Thoroughfare in the centre of Halesworth.

Halesworth is a thriving Market Town in North Suffolk with a population of around 4,700. Locally there are a wide range of services to include a supermarket, a variety of independent shops, cafes, pubs and restaurants. There is in addition a medical centre, dentist, veterinary surgery, primary school, a 27 hole golf-course and train station situated on the Ipswich to Lowestoft East Suffolk Line giving easy access to London Liverpool Street.

The heritage coastline at Southwold is located just 9 miles to the east.

- Southwold 9 miles
- Lowestoft 19 miles
- Ipswich 32 miles



DESCRIPTION

The property comprises a ground floor retail area with first floor storage, kitchen, and wc. The whole is let to The Green House Suffolk with a frontage onto the Thoroughfare. The proposal is that the buyer will acquire the freehold as a let investment.



ACCOMMODATION

| | Net Internal Area | |
|---------------------|-------------------|------------|
| | Sq. m | Sq. ft. |
| Retail Zone A | 20.5 | 220 |
| Retail Zone B | 19.1 | 205 |
| Retail Zone C | 2.56 | 28 |
| Landing | 1.71 | 18 |
| First Floor Storage | 20.4 | 219 |
| Kitchen/Store | 6.90 | 74 |
| WC | 3.59 | 39 |
| Total | 74.76 | 803 |



SERVICES

Mains electricity, water and drainage connected. No mains gas connected.

(Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)



LOCAL AUTHORITY

East Suffolk Council
Riverside, 4 Canning Road, Lowestoft, Suffolk, NR33 0EQ
Tel: 0333 016 2000



VAT

The owners have not elected to charge VAT on the property and therefore this will not be added to the purchase price.



DIRECTIONS

By foot: From the agents Halesworth office walk north-west on Thoroughfare and the property will be found on your left hand side.



VIEWING

Strictly by arrangement with the agents Commercial Office.



CONTACT US

Durrants Commercial, 32-34 Thoroughfare, Harleston, Norfolk, IP20 9AU
Tel: 01379 851038. Email: commercial@durrants.com

WWW.DURRANTS.COM



Floorplan



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Main north towards 110000.



POSSESSION

1. The property is currently let on a 1954 Landlord & Tenant Act lease from 1st April 2022 with a six year term on internally repairing terms at a rent of £750pcm (£9,000pa).
2. A copy of the existing lease can be emailed to prospective purchasers subject to a confidentiality agreement.



PLANNING

The property is listed Grade II and located in the Conservation and Primary Shopping Areas.





Location Maps



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.