Commercial Let Investment

Durrants

Commercial

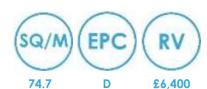


58 Thoroughfare, Halesworth, Suffolk, IP19 8AR Guide Price: £125,000









LOCATION

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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 Lowestoff 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 milesLowestoft 19 milesIpswich 32 miles



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.



	Net Internal Area	
	Sq. m	Sq. ff.
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



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)





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



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 northwest on Thoroughfare and the property will be found on your left hand side.



Strictly by arrangement with the agents Commercial Office.



Durrants Commercial, 32-34 Thoroughfare, Harleston, Norfolk, IP20 9AU

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- 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.



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.