



**THE WOODEN HOUSE**  
LOW STREET HOXNE IP21 5AR

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**To Let:** Retail / Office Premises

**DURRANTS**  
SINCE 1853

## THE WOODEN HOUSE

LOW STREET HOXNE IP21 5AR

**To Let:** Retail / Office Premises

**Guide Rent:** £5,400 per annum

### Key Features

- Unique and interesting property
- Single workspace of circa 20sq.m
- Perfect for small businesses
- Grade II listed building
- Located in Hoxne
- Frontage onto Low Street
- Small WC/teapoint
- Ample natural light



## DESCRIPTION

The Wooden House is a unique Grade II listed building believed to date from the early 1800's.

Steps lead up to the front door, which opens into the workspace. The space comprises a single retail/office area measuring approximately 4.66m x 4.32m maximum, with a small wc with toilet, sink and cupboard. The property benefits from a good amount of storage, electric wall panel heaters, hot water heater and frontage onto Low Street. In addition, windows to three aspects flood the property with light throughout the day. The property does not have any outside space or allocated parking, but unrestricted parking is available throughout the village.

The property has had several uses over the years including antique sales and as a butchers, but was most recently used as an office for counselling. The planning use class is believed to be Class E.

## ACCOMMODATION

	sq m	sq ft
Retail/Office	17.72	190.49
WC	1.93	20.74
Total	19.65	211.23

## LOCATION

The property is located in the picturesque village of Hoxne within the Waveney Valley in north Suffolk. The village benefits from a primary school, public house and village hall, with wider facilities and amenities located in the neighbouring village of Stradbroke, and the towns of Diss and Eye. At Diss, a mainline rail station has commuter services to London Liverpool Street in a journey time of around 90 minutes.

## SERVICES

Mains water, electricity and drainage are connected.

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

## LEASE TERMS

The property is available on an internally repairing lease for a minimum initial term of 3 years. Any lease will be contracted outside of the Landlord and Tenant Act 1954. A deposit will be held by the Landlord equivalent to three months rent.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VAT

VAT is not applicable.



## ENERGY PERFORMANCE RATING

To be confirmed.

## LOCAL AUTHORITY

Mid Suffolk District Council.

## RATEABLE VALUE

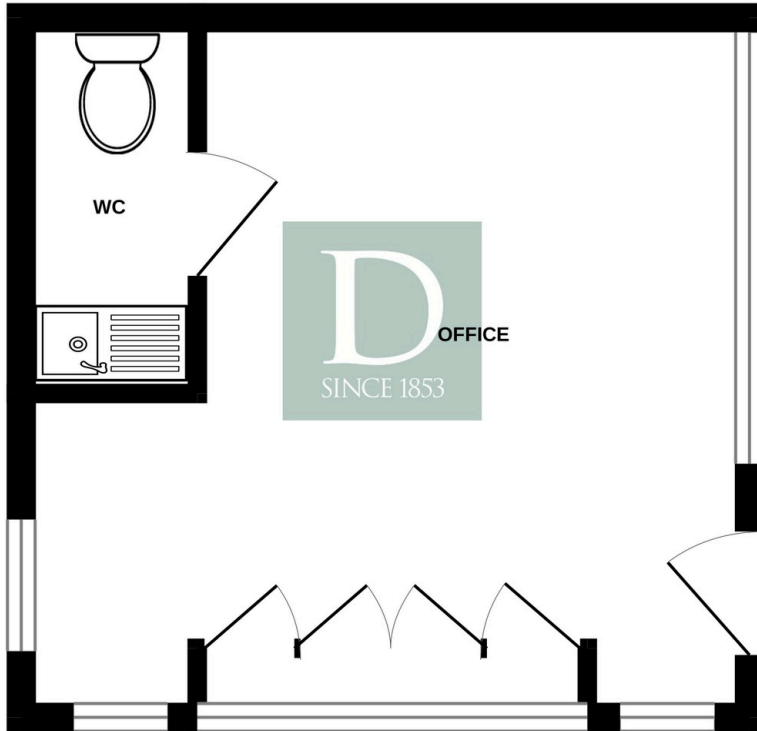
The property has a Rateable Value of £2,475 from April 2026. The property therefore sits below the Small Business Rate Relief threshold for eligible occupiers.

## DIRECTIONS

On entering the village from the B1118, proceed towards the village centre on Low Street. After passing the village green on the left hand side, the property can be found on the left opposite The Swan public house.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### VIEWING

Strictly by arrangement with the agents.

### CONTACT US

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### IMPORTANT NOTICE

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.

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