



**PORTLAND HOUSE**  
43 HIGH STREET SOUTHWOLD IP18 6AB

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**For Sale/To Let:** Commercial Premises

**DURRANTS**  
SINCE 1853

Paul Bradley  
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## PORTLAND HOUSE

43 HIGH STREET SOUTHWOLD IP18 6AB

**For Sale/To Let:** Commercial Premises

**£800,000 Freehold**

**£25,000 per annum Leasehold**

### Key Features

- Prime location on Southwold High Street
- Suitable for a variety of uses
- Formerly a dentist surgery, with attic formerly a flat
- Accommodation over three floors
- Period features
- Ample light throughout
- Ready for occupation
- Area to let: 161sq.m (1,729sq.ft)
- Area for sale: 221sq.m (2373sq.ft)



DESCRIPTION

Portland House is an impressive commercial building situated on the desirable Southwold High Street. The property is available for sale or to let, providing an opportunity to tenants, investors or owner-occupiers. With its impressive proportions and adaptable layout, the property provides a refined and professional setting, in an excellent location in the heart of Southwold.

The accommodation is split over four floors. Stairs lead up to the front door, which opens out into an entrance hallway with access to two large retail/office rooms. Also on this floor is an understairs storage cupboard, conservatory and storerooms. Stairs lead up again to the first floor, which provides three good size rooms and a smaller narrower storeroom and wc. On the second floor are three further rooms and associated storage, which has been used as a flat previously. At basement level are two further office rooms, which are currently let to on a commercial lease. To the rear of the property is a courtyard garden with pedestrian access and two further stores.

LOCATION

The property is located on Southwold High Street, which is the main trading location of this popular seaside town. Southwold offers excellent facilities including hotels, public houses, restaurants, a good range of shops including two supermarkets. Iconic landmarks include the lighthouse and the pier. Nearby occupiers include Fat Face, Post Office, Adnams, Cornish Bakery, Crew Clothin and Tilley & Grace, to name only a few.

ACCOMMODATION

|              | sq m | sq ft |
|--------------|------|-------|
| Ground Floor | 52   | 564   |
| First Floor  | 68   | 728   |
| Second Floor | 51   | 547   |
| Basement     | 50   | 533   |
| Total        | 221  | 2373  |

SERVICES

We understand the property benefits from mains electricity, mains water and mains foul drainage. No gas connected.

PROPOSAL

The property is available for sale freehold at a guide price of £800,000, subject to vacant possession on the ground, first and second floors, with the basement being let to Paul Bradley Architecture. Full tenancy details are available on request.

Alternatively, the ground, first and second floors (as coloured blue on the floorplan) are available to let. The lease will be on the basis of full repairing and insuring obligations for a minimum initial term of 5 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 CERTIFICATES

Basement - B(42)

Upper Floors - D(100)

Full copies are available on request.

## LOCAL AUTHORITY

East Suffolk Council.

## RATEABLE VALUE

The ground, first and second floors a Rateable Value of £17,750, while the basement offices have a Rateable Value of £2,350.

## DIRECTIONS

Upon entering the High Street from Reydon, the property will be found on the right hand side, just before the Post Office.

What 3 Words: ///museum.eagle.shunning





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

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