

6 PINKNEYS LANE
SOUTHWOLD SUFFOLK IP18 6EW

To Let: Retail Premises/Shop

DURRANTS
SINCE 1853

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To Let: Retail Premises/Shop

Guide Rent: £20,000+VAT per annum

Key Features

- Unique retail premises
- Excellent glazed frontage
- Two retail spaces plus office/store
- Kitchen and WC
- Recently refurbished
- Prime position in Southwold
- Highly regarded seaside town



DESCRIPTION

A unique corner retail premises well known for originally being the Adnams Wine and Spirit Shop.

The recently renovarted accommodation comprises the frontage retail space with excellent window display and a unique curved façade onto Queen Street. Steps rise to a secondary retail area with a further hallway providing access to a WC, kitchen and office/storage space. The property also has a cellar which could be used for further storage.

Please note: food or drink based occupiers/businesses will not be considered by the Landlord.

ACCOMMODATION

	sq m	sq ft
Ground Floor	63.2	679
Cellar	22.3	239
Total	85.5	918



LOCATION

The property lies in a prominent location on Pinkneys Lane right in the heart of Southwold. Nearby occupiers include Adnams, Trespass, Harris and James and Tesco.

Southwold is an extremely popular seaside town with visitors throughout the year but those numbers rise very considerably in summer. This charming Georgian town offers so many independent bakers, butchers, delicatessens, art galleries and boutiques supported by restaurants, Public Houses and the famous Swan Hotel at the Market Place. Southwold also being home to the renowned brewery Adnams. The town is on the Heritage East Coast and surrounded by land designated as of outstanding natural beauty.

SERVICES

Mains electricity, water and drainage are connected.

The property benefits from a single Mitsubishi air-con/ heater.



The property has a shared water supply and the incoming Tenant will be required to pay a monthly service charge to cover this

LEASE TERMS

The property is available on a full repairing lease 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. The Tenant will be required to contribute towards the buildings insurance.

LEGAL COSTS

The Landlord will require a contribution towards drafting the lease. An undertaking may also be required at the outset in the event the Tenant withdraws from the process after Solicitors have been instructed.



VAT

VAT is applicable and therefore charged on the rent and service charge.

ENERGY PERFORMANCE

The property has an Energy Performance Certificate (EPC) rating of B(50). A full copy of the EPC is available on request.

LOCAL AUTHORITY

East Suffolk Council

RATEABLE VALUE

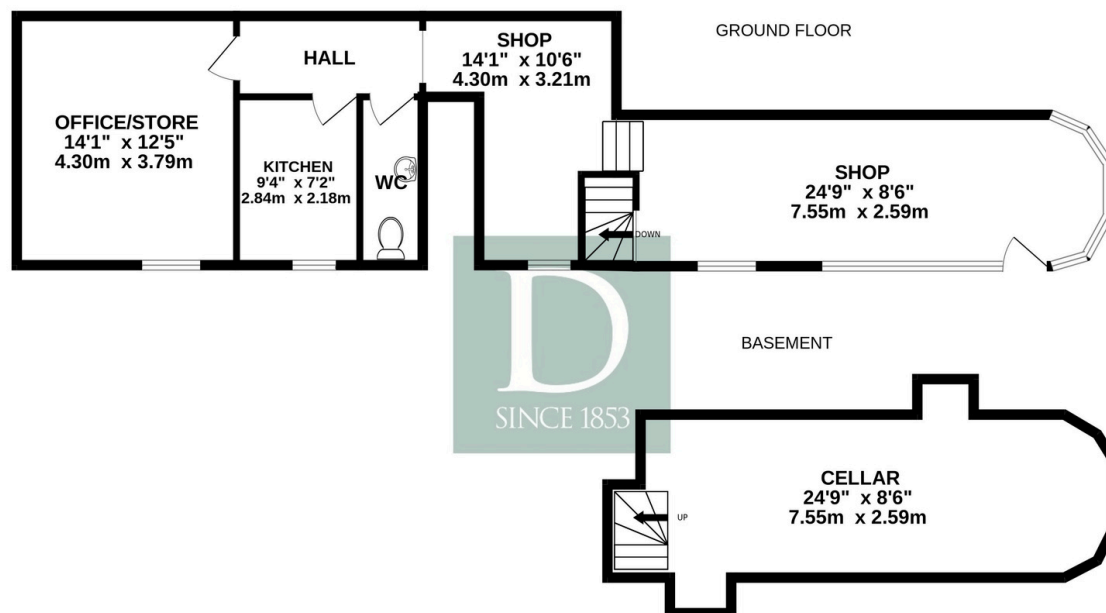
The property has a Rateable Value of £9,600 from April 2026. The property therefore sits below the Small Business Rate Relief threshold for eligible occupiers.

DIRECTIONS

From the agents Southwold office proceed along the High Street and follow onto Queen Street where the property will be found on the left hand side just before the Red Lion Public House.

What 3 Words: [///busy.agreeing.zoos](https://www.what3words.com////busy.agreeing.zoos)





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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