

Prime shop to let.

Southwold, 68/70 High Street.

IP18 6DN.



Affluent tourist market town.

Rarely available high street unit.

Subject to vacant possession.

Contact.

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Location.

The property occupies a prime position on the north side of the high street, benefitting from high footfall throughout the year. Southwold is home of Adnams Brewery.

Nearby occupiers include **Fat Face, The Cornish Bakery, Black Olive Delicatessen, Joules, White Stuff, Two Magpies Bakery, Southwold Books, Adnams Brewery Shop, MeA Boutique**, and the recently opened **Tiptree Tearoom**.

Accommodation.

Net internal floor areas:-

Ground Floor Sales	67.82 sq m	730 sq ft
Basement Ancillary	21.37 sq m	230 sq ft

Rent.

£40,000 per annum exclusive.

Business Rates.

Rateable Value £34,000

UBR (2022/23) 49.9p

Interested parties are advised to make their own enquiries with the Local Authority on 01842 756568.

Lease Term.

A new effective full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

Energy Performance Certificate.

Band E. Report available upon request.

Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract.

April 2022

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