



FULLY LET INVESTMENT FOR SALE

Mixed Use Investment inc. 4x Commercial Units & 1 Apartment

1 Thoroughfare, Halesworth, Suffolk,
IP19 8AH

GUIDE PRICE

£525,000

Subject to existing tenancies

INCOME

£44,340

per annum exclusive

FLOOR AREAS - COMBINED TOTAL

4,259 sq ft

[395.71 sq m]

IN BRIEF

- » Prominent building in the centre of Halesworth
- » 4x commercial units & 1x 5 bedroom apartment
- » Generating an income of £44,340 per annum exclusive

LOCATION

Halesworth is an old historic market town, with a resident population of circa 5,000. The town of Southwold is approximately 9 miles to the east, Beccles is circa 9 miles north and Framlingham is around 16 miles south west. The property is located in a prominent position in the centre of Halesworth.

DESCRIPTION & FLOOR AREAS

The property comprises an attractive Grade II Listed, three storey building with double and single storey extensions to the rear. The ground floor has been split to provide four commercial units with a large self-contained five bedroom duplex apartment above.

Unit 1

Main Office	212 sq ft	(19.71 sq m)
Store	74 sq ft	(7.78 sq m)
Entrance Lobby	--	--
Total Net Internal Floor Area	296 sq ft	(27.49 sq m)

Unit 2

Retail Area	398 sq ft	(37.02 sq m)
Store	133 sq ft	(12.31 sq m)
Total Net Internal Floor Area	531 sq ft	(49.33 sq m)

Unit 3

Store	217 sq ft	(20.18 sq m)
Production	838 sq ft	(77.84 sq m)
Total Net Internal Floor Area	1,055 sq ft	(98.04 sq m)

Unit 4

Kitchen	386 sq ft	(35.90 sq m)
Total Net Internal Floor Area	386 sq ft	(35.90 sq m)

Residential Apartment

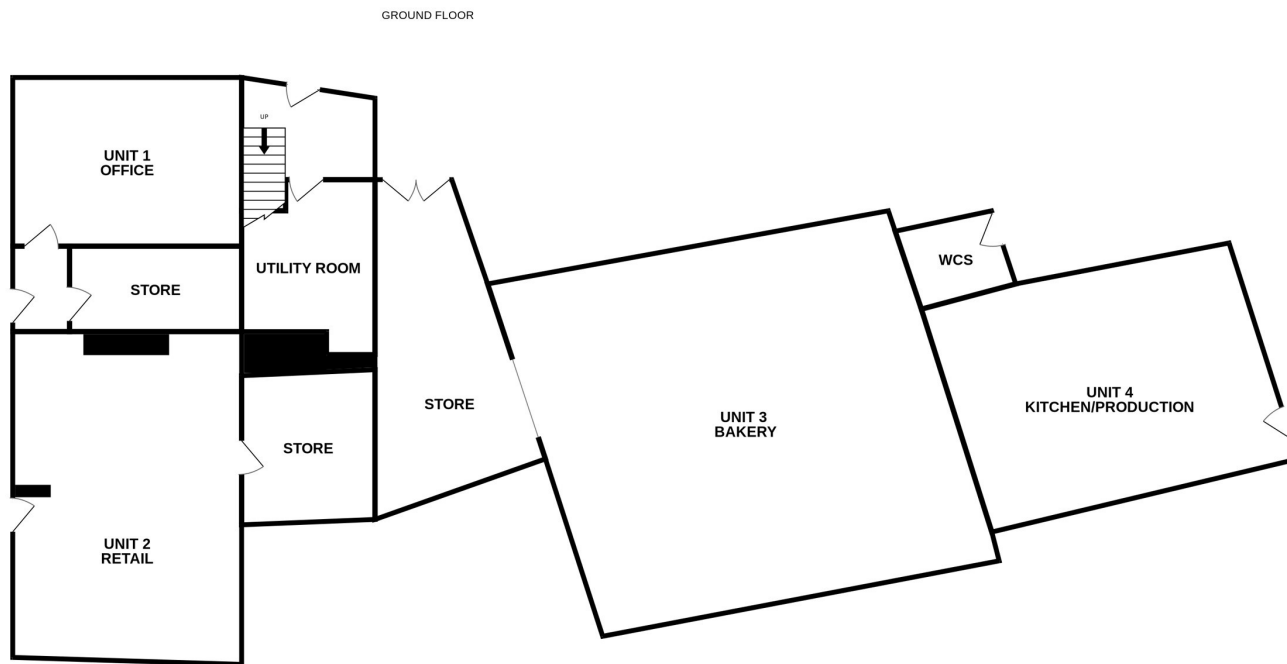
Ground Floor Area	211 sq ft	(19.64 sq m)
First Floor Area	1,028 sq ft	(95.50 sq m)
Second Floor Area	751 sq ft	(69.81 sq m)
Total Gross Internal Floor Area	1,991 sq ft	(184.95 sq m)



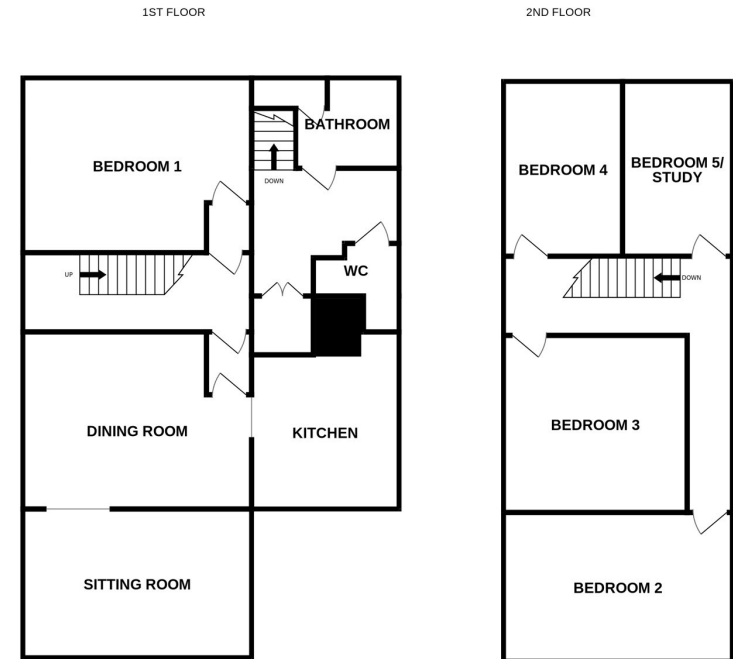
Unit 2 - Barbers



Unit 4 - Kitchen



Indicative Floor Plan - Not To Be Relied Upon



ACCOMMODATION & RENT

The commercial units are let on RICS Small Business Retail Leases and we understand the flat is let on an Assured Shorthold Tenancy upon the following salient terms. Copies of the leases are available upon request.

UNIT	TENANT	TERM		RENT (P.A.X)
		FROM	EXPIRY	
Unit 1	Filo & Twine Limited	10/06/2024	31/08/2028	£5,000
Unit 2	Private Individual	01/12/2023	30/11/2028	£12,000
Unit 3	Filo & Twine Limited	01/09/2023	31/08/2028	£8,500
Unit 4	Gemma Riseley	01/07/2023	30/06/2028	£6,840
Apartment	Private Individual	--	TBC	£12,000
Total Current Rental Income				£44,340



Flat—Kitchen



BUSINESS RATES & COUNCIL TAX

The property is assessed as follows:

Unit 1 Rateable Value: £5,800

Unit 2 Rateable Value: £10,000

Unit 3 Rateable Value: £8,600

Unit 4 Rateable Value: £3,550

Residential Apartment Council Tax: Band D

All interested parties should make their own enquiries with the local rating authority in order to verify their rates liability.

SERVICES

It is understood that the property is connected to mains water, electricity, gas and drainage.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all those serving the property including IT and telecommunications.

LOCAL AUTHORITY

East Suffolk District Council

East Suffolk House

Riduna Park

Station Road

Melton

Woodbridge

Suffolk, IP12 1RT

Tel: 01394 383789

ENERGY PERFORMANCE CERTIFICATES [EPC]

Commercial (Units 1 - 4): D (76) Rating *ref 2190-3545-2090-6103-7995*

Residential Unit: To be confirmed.

TERMS

Offers are invited in the region of £525,000 for the freehold interest, subject to the existing tenancies.

VAT position to be confirmed.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT VIA JOINT SOLE SELLING AGENTS:

Fenn Wright LLP, 1 Buttermarket, Ipswich, Suffolk, IP1 1BA

Contact: Hamish Stone

T: 01473 220 211

E: hws@fennwright.co.uk

fennwright.co.uk

01473 232701

FennWright.

Fennel Chartered Surveyors, 6 Market Place, Halesworth, IP19 8BA

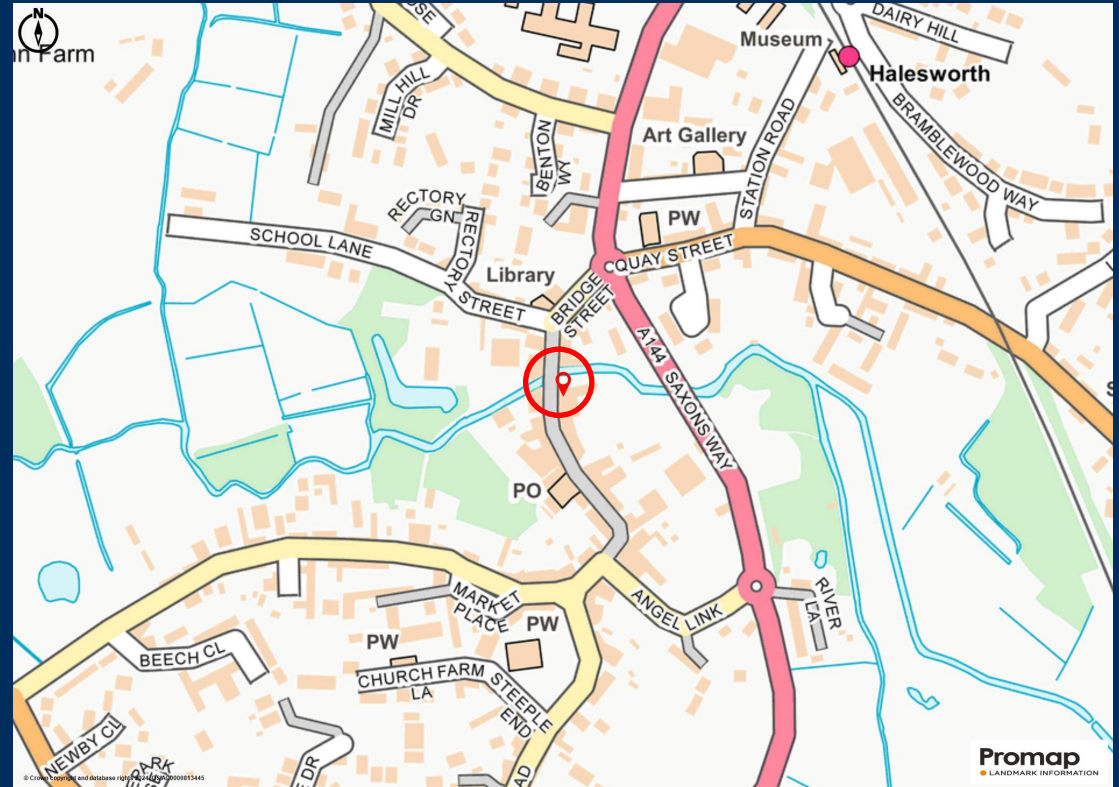
Contact: Jonathan Carman

T: 01986 872500

E: jonathan@fennel.co.uk

fennel.co.uk

01986 872500



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