



FREEHOLD FOR SALE

Prominent Former Car Sales Site extending to 0.17 acres (0.068 ha)

Grove Road (A12 Northbound), Woodbridge,
Suffolk IP12 4LQ

GUIDE PRICE

£235,000

IN BRIEF

- » Prominently located adjoining Shell Service Station on A12 Woodbridge (northbound)
- » Scope for a variety of alternative retail sales uses, subject to planning
- » Useful office and garage building included

LOCATION

The property is prominently located on the northbound carriageway of the A12 (Grove Road) on the outskirts of Woodbridge, adjoining a Shell petrol station, close to the Grundisburgh Road roundabout (see location plan).

The A12 links the A14 6.3 miles to the south, with Lowestoft about 36 miles to the north. The affluent market town of Woodbridge is directly to the east, Suffolk's county town of Ipswich is 10 miles to the south west and Felixstowe is 13 miles to the south.

DESCRIPTION

The property is shown on the site plan edged red for identification purposes only and comprises a former car sales site with a gravel surface, a frontage of 17 metres and a depth of 40 metres, providing a total site area of approximately 0.068 hectares (0.168 acres). The site has heavy duty hoop barriers along the eastern and southern boundaries and benefits from floodlighting.

A small building is located to the rear of the site comprising a block built office and adjoining garage. The offices are fitted with UPVC external door and windows and a night storage heater and include a toilet. The garage is served by metal folding doors. Fluorescent lighting and power points are provided.

It is understood that the property benefits from an unrestricted right of way over the adjoining Shell Service Station.

ACCOMMODATION

The buildings provide the following approximate floor areas:

» Offices: Two Rooms	231 sq ft	[21.46 sq m]
» WC facilities		
» Total net internal area	231 sq ft	[21.46 sq m]
» Garage (gross internal area)	540 sq ft	[50.18 sq m]



SERVICES

It is understood the property is connected to mains electricity and water. Surface water drainage is provided to the main part of the site.

The toilet facilities within the office building are connected to a cesspool located within the field to the rear. Suitable rights of access will be granted to the purchaser for the maintenance of this private drainage system and the owner of the adjoining field has indicated that they would be prepared to consider selling a 5 metre strip in order to allow the cesspool to be accommodated within the purchaser's ownership.

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.

PLANNING

A Certificate of Lawful Use was issued in May 1993 for the use of the land for the storage, display and sale of motor vehicles and caravans.. It is understood that the property was previously used for the sale of boats and the site is considered suitable for a variety of alternative retail uses subject to planning.

All interested parties should make their own enquiries with the Local Planning Authority.

BUSINESS RATES

The property is currently assessed as follows:

Rateable Value (2026)	£18,500
Rates Payable (2026/2027)	£ 7,067 per annum

The above rates payable have been based upon the RHL multiplier of 38.2p. This assumes that the RHL multiplier will be applicable although all interested parties should make their own enquiries with the local billing authority to verify their liability.

LOCAL AUTHORITY

East Suffolk District Council
East Coast House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT
T. 01394 383789

ENERGY PERFORMANCE CERTIFICATES [EPC'S]

To be provided



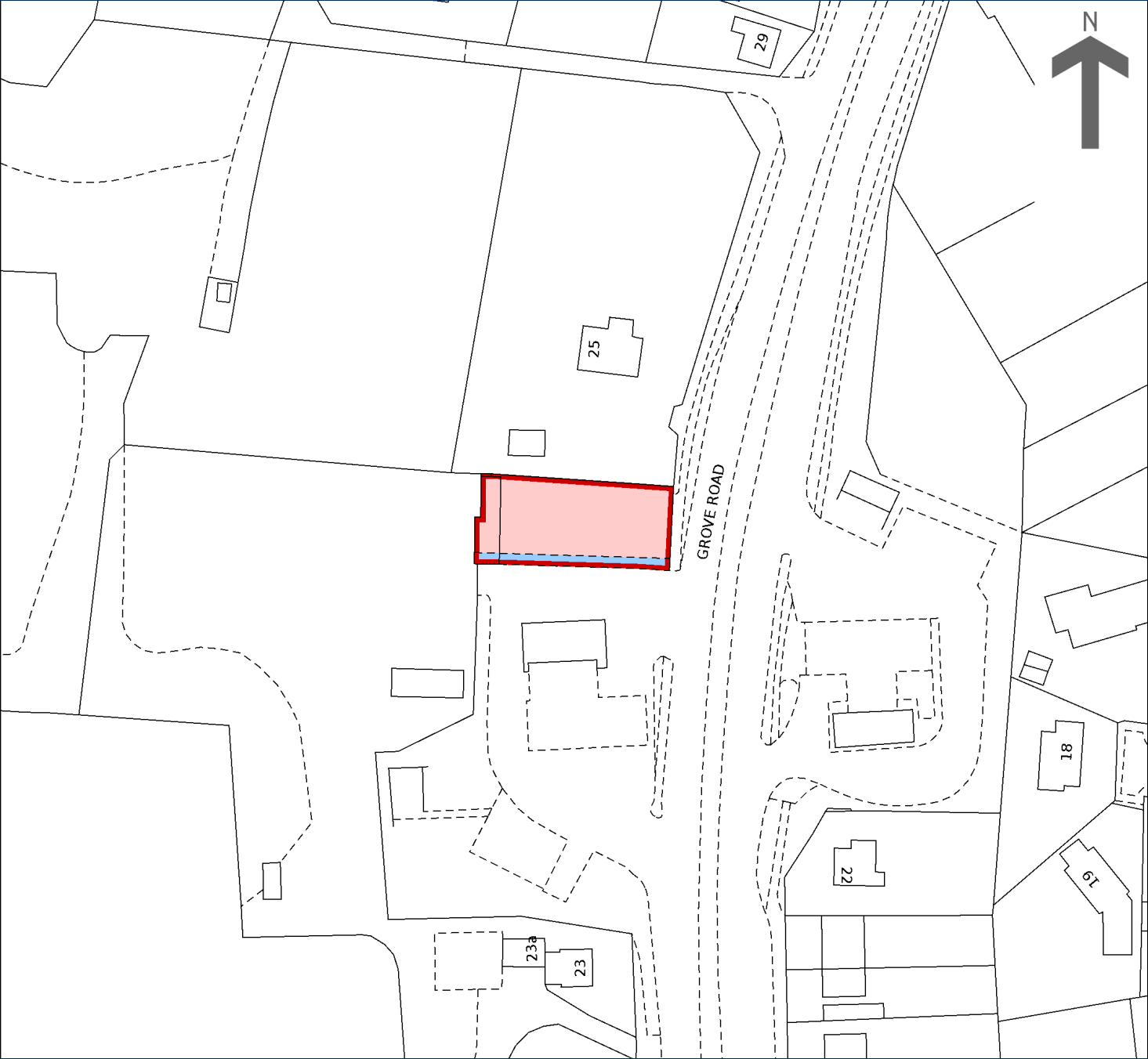
Site Plan - Indicative Plan Only - Not to Scale

Mezzanine

Industrial/
Warehouse

Offices

Kitchen



TERMS

Offers are invited in the region of £235,000 for the freehold interest with vacant possession upon completion.

VAT

The property is VAT exempt.

LEGAL COSTS

Each party is to bear their own legal costs incurred during the transaction.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective purchaser's identity prior to the instruction of solicitors.

VIEWINGS STRICTLY BY PRIOR APPOINTMENT VIA THE SOLE AGENTS:

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