

PROMINENT ROADSIDE OPPORTUNITY - TO LET OR FOR SALE

LONDON ROAD, SUFFOLK, IP173QR

KEY POINTS

- **Frontage to A12**
- **Site area 0.49 acres**
- **Existing A3 consent**

LOCATION

Located along the busy southbound carriageway of the A12, a popular route between Ipswich and Norwich. Approximately seven miles equidistant between Saxmundham in and Southwold

[Click here for Google street view.](#)

DESCRIPTION

Single storey property with customer car parking to the rear. The existing unit provides a unit of approximately 2004 sq ft (186.2 sq m) and 31 car parking spaces.

TERMS

The property is available on a new effective full repairing and insuring lease for a minimum term of 10 years subject to an open market rent review at the end of every fifth year.

RENT

Rental offers for the existing building are invited commencing at £20,000 per annum exclusive.

FREEHOLD

Alternatively, our clients will consider a sale of their freehold interest with offers in excess of £200,000 plus VAT.

EPC

An EPC for the property has been commissioned and will be available to interested parties on request.



Picture taken when unit was trading.

RATES

We are informed by the Valuation Office that the property is currently assessed as follows:

Rateable Value	- £21,000
UBR for 2012/13	- £0.458
Rates Payable	- £9,618 pa

Prospective occupiers should verify the above information for themselves.

TIMING

The unit is currently vacant and therefore access can be granted upon completion of the relevant legal formalities.

A non refundable deposit of £5,000 and proof of funding will be required by the landlord before legal documentation is despatched with an exchange of contracts required within 28 days - further details upon request.

VIEWING

All viewings through joint sole agents:

Ashwell Rogers

David England

020 7758 3284

david@ashwellrogers.com

or Edward Symmons, 020 7955 8454

Sammi Charad

020 7758 3282

sammi@ashwellrogers.com

Subject to Contract revised Oct 12.

COMMERCIAL LEASE CODE OF PRACTICE

The landlord has regard to the Recommendations of the Voluntary Code of Practice the Commercial Leases in England and Wales. If you are professionally represented you should ask your advisor for a copy alternatively the document can be found at www.commercialleasecodeew.co.uk or obtained from the Royal Institution of Chartered Surveyors – Tel:0207 3433806.

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

