

## TOWN CENTRE SHOP TO LET

FULLY FITTED AND READY FOR  
IMMEDIATE OCCUPATION

### UNIT 2, 31 HIGH STREET, SOUTHWOLD, IP18 6AD

#### LOCATION

Southwold is an affluent and charming north Suffolk coastal town approximately 32 miles south east of Norwich, 35 miles north east of Ipswich and 4 miles from the A12 trunk road which provides easy access to the town from the south east of England. Southwold is famous as the home of **Adnams Brewery** who have several hotels, pubs and a Cellar & Kitchen shop in the town.

The subject property is located within the town's retail core, adjacent to a unit redeveloped and recently opened for **FatFace** and opposite the **Adnams Cellar & Kitchen Shop**. Other retailers located nearby include **Crew, Costa Coffee, Joules, Jack Wills, Waterstones (Southwold Books)** and **Southwold Carpets, Curtains & Blinds**.

#### ACCOMMODATION

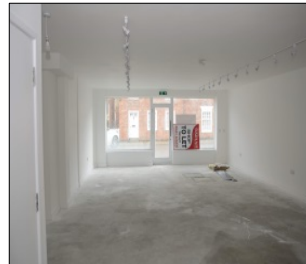
The unit comprises a ground floor lock up shop within a purpose-built redeveloped building, providing excellent clear retail sales with the following approximate dimensions and areas:-

Internal width	20'9"	6.09 m
Shop depth (max)	32'7"	9.75 m
Ground floor sales	700 sq ft	65.03 sq m

The property is fully fitted and ready for immediate occupation.

#### RATEABLE VALUE

To be assessed.



#### ENERGY PERFORMANCE CERTIFICATE

An EPC will be made available.

#### TERMS

The property is available to let on a new lease, for a length of term to be agreed, on full repairing insuring terms, by way of a service charge, at a commencing rental of **£25,000 pax** (+ VAT if applicable), subject to 5 yearly upward only rent reviews.

A short-term letting may be considered.

#### TIMING

Available for immediate occupation.

#### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

#### VIEWING

Further information available from:

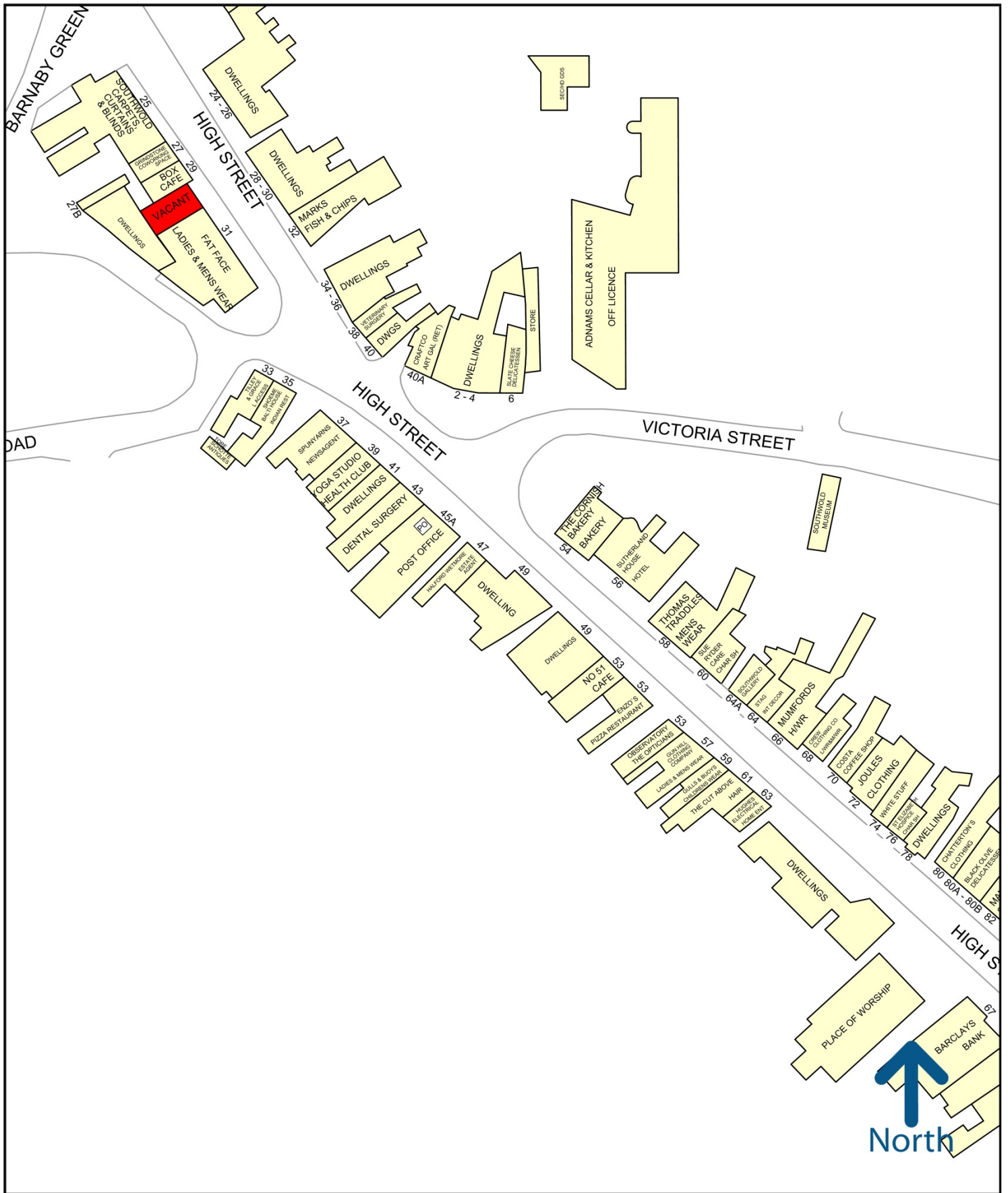
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#### SUBJECT TO CONTRACT

April 2019

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RETAIL



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