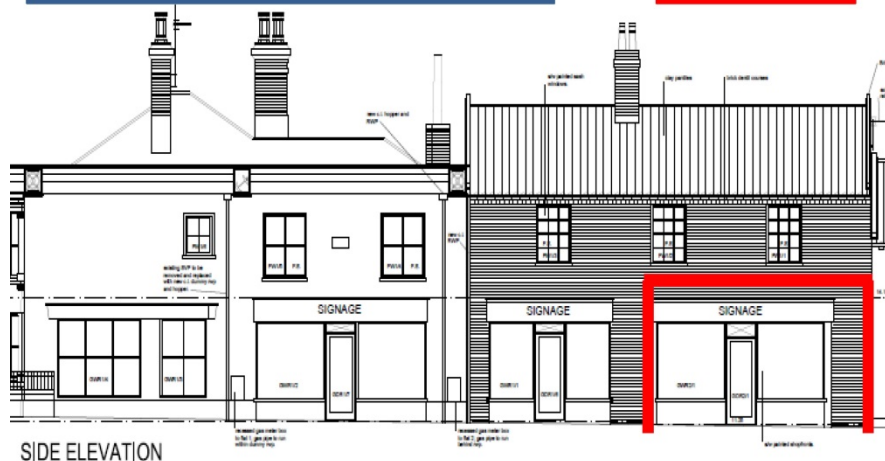


To be FATFACE

To Let

FRANCIS  
**DARRAH**  
Chartered Surveyors



## TOWN CENTRE SHOP TO LET

### NEW DEVELOPMENT

Available for late October trading 2018

### 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 being redeveloped for **FatFace** and opposite the **Adnams Cellar & Kitchen Shop**. Other retailers located nearby include **Crew, Costa Coffee, Joules, Jack Wills** and **Waterstones (Southwold Books)**.

#### ACCOMMODATION

The unit will comprise a ground floor lock up shop within a purpose-built redeveloped building. It will provide 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 will be finished to a developer's shell specification with shop front installed, ready to take the tenant's fitting out works.

#### RATEABLE VALUE

To be assessed.

#### ENERGY PERFORMANCE CERTIFICATE

An EPC will be available following completion of construction.

#### 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 £30,000pax (+ VAT if applicable), subject to 5 yearly upward only rent reviews.

#### TIMING

Handover will be on completion of the construction works which is anticipated to be September 2018.

#### LEGAL COSTS

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

#### VIEWING

Further information available from:

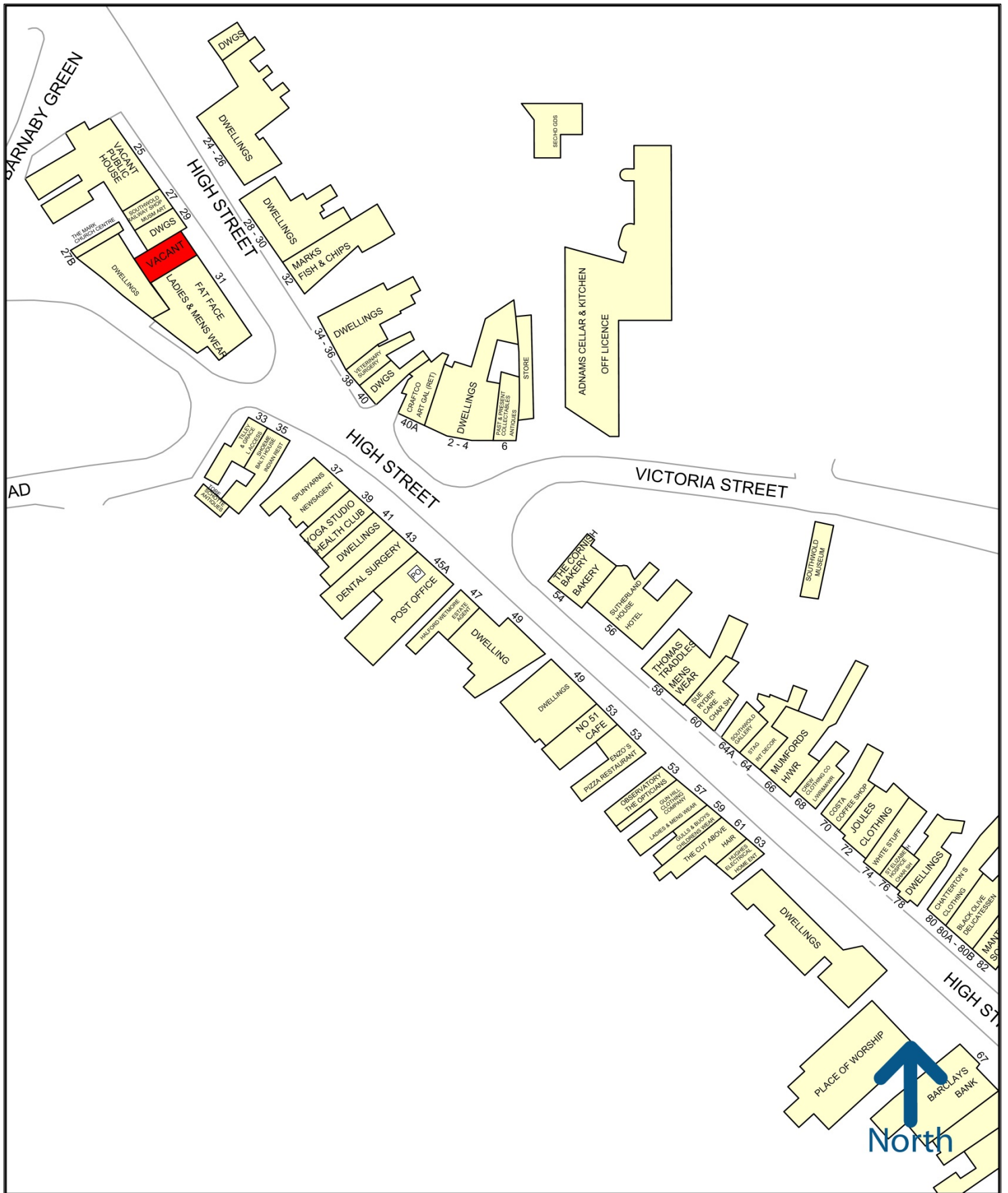
**Francis Darrah Chartered Surveyors**  
Contact: Francis Darrah  
Tel: 01603 666630  
Email: [francis@fdarrah.co.uk](mailto:francis@fdarrah.co.uk)

#### SUBJECT TO CONTRACT

August 2018

RETAIL

**Tel 01603 666630 E-mail: [info@fdarrah.co.uk](mailto:info@fdarrah.co.uk)**  
**2 Redwell St, Norwich, NR2 4SE [www.francisdarrah.co.uk](http://www.francisdarrah.co.uk)**



Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Experian, Goad House, Salisbury Square, Hatfield, Hertfordshire, AL9 5BJ. Tel: 01707 636901 Fax: 01707 636907.

Francis Darrah for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof.