

TOWN CENTRE PREMISES FOR SALE
129 HIGH STREET, NEEDHAM MARKET, IP6 8DH
VAT FREE



Francis Darrah Chartered Surveyors
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LOCATION

Needham Market lies adjacent to the A14 corridor, 9 miles to the northwest of Ipswich and 20 miles to the southeast of Bury St Edmunds.

The property is a former Barclays Bank located in a prominent position to the northern end of the High Street on the junction with Barrett's Lane and adjoining the former offices of Mid Suffolk District Council.

ACCOMMODATION

The property is a former house, which was converted to commercial use some time ago. The former bank premises at ground floor are vacant and provide largely open plan space with the following areas:-

Former banking hall	1,529 sq ft	142.0 sq m
Office	212 sq ft	19.6 sq m
Ancillary (inc vaults)	758 sq ft	70.4 sq m
TOTAL	2,499 sq ft	232.0 sq m

The first and second floors provide self-contained offices, accessed from Barrett's Lane with the following areas:-

First Floor - Offices	1,635 sq ft	151.8 sq m
Second Floor - Attic		

There are 9 car spaces in the rear yard.

TENANCY

The first and second floors are let to Andrew Isles & Anthony Storer for a term expiring 11 October 2026, on effectively full repairing and insuring terms, at a rent of £8,500 pax, subject to rent review on 11 October 2021.

PLANNING

The property is Grade II listed and has an established Class E use.

REDEVELOPMENT POTENTIAL

The property may have potential for a return to residential use. The rear car park may have potential for the construction of residential accommodation.

Interested parties are advised to make their own enquiries of the Local Planning Authority to establish what planning consents may be required.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rateable value of £17,250 for the ground floor, and £10,750 for the first and second floors, with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

Ground Floor	D
First and Second Floors	E

Further details are available upon request.

PROPOSAL

Our clients are offering for sale the freehold of the property, with vacant possession of the ground floor and subject to the existing lease of the first and second floors. Offers are sought in excess of **£300,000**.

LEGAL COSTS

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

VIEWING

Strictly by appointment through sole agents:

Francis Darrah Chartered Surveyors

Contact: Francis Darrah

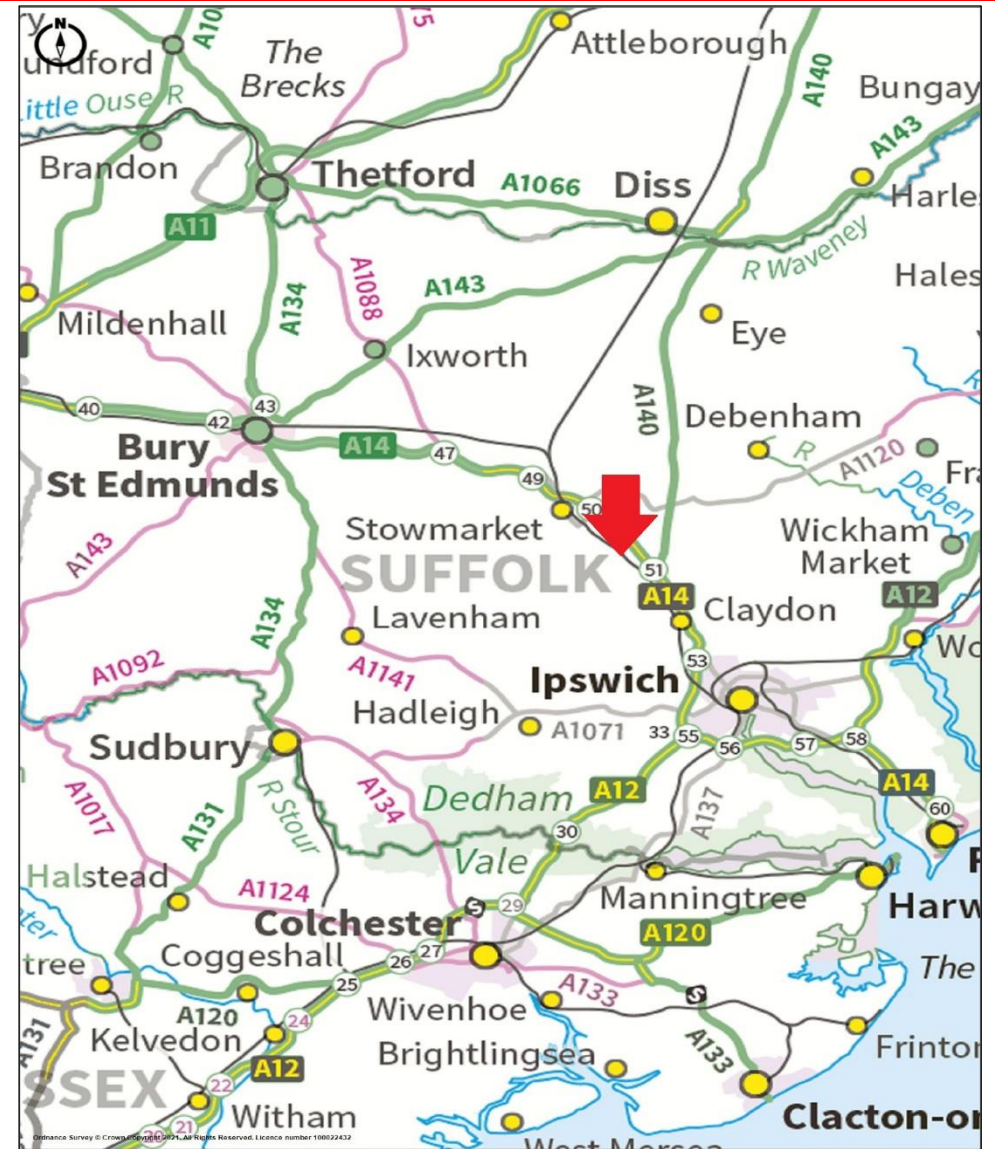
Tel: 01603 666630

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SUBJECT TO CONTRACT

April 2021





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 Plotted Scale = 1:12500, Paper Size = A4

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