

INVESTMENT FOR SALE (NO VAT)

FRAMLINGHAM - THE GUILDHALL
34a MARKET HILL, IP13 9BD

FRANCIS
DARAH
Chartered Surveyors



INVESTMENT SUMMARY

- **Framlingham is a market town in Suffolk.**
- **Framlingham population 4,404 (Census 2021)**
- **Framlingham College, independent boarding and day school for 3-18 ages and ranked “Excellent” and named one of UK’s top schools for cricket (*Cricketer Schools Guide 2025*), in The Times A level league table placed top boarding school in the Eastern Counties.**
- **Unit 1 is let to Collated Limited at a rent of £12,500 pax.**
- **Units 2-6 is let to Mark Palmer Portraiture Limited at a rent of £22,500 pax.**
- **The flat at first and second floors is sold off on a long lease.**
- **Offers are invited in the region of £400,000 (four hundred thousand pounds) for the freehold of the property.**

LOCATION

Framlingham is a thriving market town in Suffolk, noted for its 12th century castle and medieval parish church, 14 miles from Aldeburgh, 20 miles from Southwold, and 15 miles northwest of Ipswich. Framlingham is well located for both residents and visitors. It is approximately 5 miles from the A12 one of the main arteries into and out of Suffolk. The property is situated on Market Hill which is the location for a wide range of independent shops and restaurants.

ACCOMMODATION

The property provides accommodation on ground, first and second floors. The first and second floors comprise a flat which has been sold off on a long lease. The ground floor is divided into 2 shops, known as Unit 1 and Units 2-6. The approximate floor areas are as follows:-

Unit 1

Ground Floor

Sales	493 sq ft	45.8 sq m
Staff/Storage	<u>65 sq ft</u>	<u>6.0 sq m</u>
	558 sq ft	51.8 sq m

Units 2-6

Ground Floor

Sales	978 sq ft	90.8 sq m
Studio	403 sq ft	37.4 sq m
Office	<u>120 sq ft</u>	<u>11.1 sq m</u>
	1,501 sq ft	139.4 sq m



TENURE

Freehold.

LEASE

Unit 1 is let to Collated Limited on an effectively full repairing and insuring lease for a term expiring on 19 June 2028 at a rent of £12,500 pax. The lease contains a tenant break on 19 June 2026. The tenant will receive 1 month rent free if the break is not exercised.

Units 2-6 is let to Mark Palmer Portraiture Limited on an effectively full repairing and insuring lease for a term expiring on 21 April 2030 at a rent of £22,500 pax, subject to rent reviews on 22 April 2025 and 22 April 2028. The lease contains a tenant break on 22 April 2028.

The flat is held on a long lease expiring 7 April 2113, at a peppercorn.

The leases provide for full recovery of landlord's costs.

PLANNING

The properties are currently used as retail within Use Class E. The property is Grade II listed, entry number 1030333.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has the following rating assessment:-

Unit 1	£7,600
Units 2-6	£14,750

Interested parties are advised to make their own enquiries.

EPC

Further details are available upon request.

VAT

The property is not elected for VAT. VAT will not be charged on the sale.

PROPOSAL

Offers are invited in the region of **£400,000 (Four Hundred Thousand Pounds** for the freehold of the property.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

CONTACT DETAILS

For more information please contact:-

Francis Darrah Chartered Surveyors

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SUBJECT TO CONTRACT

September 2025

