

INVESTMENT FOR SALE

72 HIGH STREET
SOUTHWOLD IP18 6DN

FRANCIS
DARRAH
Chartered Surveyors



Francis Darrah Chartered Surveyors
1 Bank Plain, Norwich, NR2 4SF

01603 666630
www.francisdarrah.co.uk

INVESTMENT SUMMARY

- Southwold is an affluent, charming north Suffolk coastal town.
- Located 32 miles south east of Norwich, 35 miles north-east of Ipswich, 4 miles off the A12 road which links Great Yarmouth and London.
- Prominent central location in the heart of the town’s High Street
- Joules have been trading in this store since August 2014.

LOCATION

Southwold, famous for the beach hut-lined promenade, is a picturesque, affluent, charming north Suffolk coastal town situated just off the A12 between Aldeburgh and Lowestoft which provides easy access from London and connects to the A14 at Ipswich linking to the Midlands. The nearest train stations to Southwold are at Darsham and Halesworth, both approx. 10 miles away on the East Suffolk Line which serves London Liverpool Street via Ipswich.

Southwold is the home of **Adnams Brewery** who have several hotels, pubs and a Store & Cafe in the town.

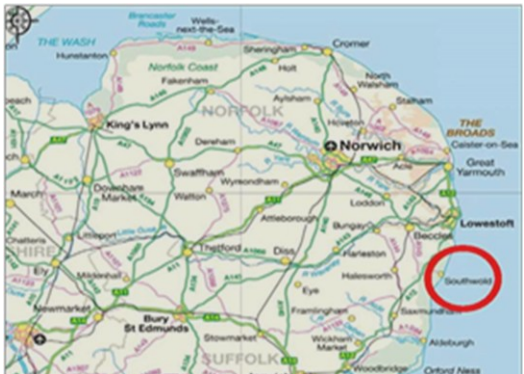
The property is located on the High Street adjacent to **White Stuff** and **Vantastic** (opening summer 2025) and close to **Crew Clothing**, **Waterstones**, **Seasalt**, **Mountain Warehouse**, and **Salt Rock** trading nearby. Within the last 12 months **Fairfax and Favor**, **Norfolk Natural Living** and **Lisa Angel** have all opened on Southwold’s High Street, complementing the town’s strong independent retailers who include **Collen & Clare**, **Black Olive Deli** and the **Two Magpies Bakery**.

ACCOMMODATION

The property provides accommodation on the ground floor with the following dimensions and floor areas:-

Internal Width (max)	15 ft 2 ins	4.62 m
Sales Depth	80 ft 5 ins	24.5 m
Ground Floor	1,071 sq ft	99,49 sq m
Exterior Storage unit	Not inspected.	

The Upper Floors (two flats) have been sold off on a long leasehold basis and produce £100 per annum in total.



TENURE

Freehold.

LEASE

The property is let to The Harborough Hare Ltd (trading as Joules) on an effectively full repairing and insuring lease for a period of 5 years expiring on 11 May 2028 at a rent of £47,500 pax.

COVENANT INFORMATION

Experian Credit Safe report for **The Harborough Hare** (company number 14504304) highlights:

- The ultimate holding company of The Harborough Hare Ltd is **Next Plc** with a turnover over £6bn.
- The company has a high level of capital available for re-investment.
- Has a moderate risk financial rating (score of 50) at 15 July 2025.
- The company has filed a significantly large turnover in their first set of annual accounts which were submitted to the trade registry.
- The last accounts were filed on 9 November 2024 and reported a turnover of £126,000,000. The next accounts are due 25 October 2025.
- This store was retained during the restructure period in late 2022 before the business was bought by Next.

EPC

Further details are available upon request.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has the following rating assessment of £30,500. Interested parties are advised to make their own enquiries.

VAT

The property is elected for VAT.

PROPOSAL

Offers are invited in the region of **£625,000 + VAT (Six Hundred and Twenty Five Thousand Pounds + VAT)** for the freehold of the property. A purchase at this level will reflect a net initial yield of approximately 7.23% before buyer's costs.

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

Contact: Carol Cooper/Francis Darrah
Tel: 01603 666630
Mob: 07900 606 331/07774 781 381
Email: carol@fdarrah.co.uk
francis@fdarrah.co.uk

SUBJECT TO CONTRACT

September 2025



NOTES - BUILDING REGS

- OCCUPANCY CALCULATED AT XX PERSONS + STAFF
- ALL DOORS ON ESCAPE ROUTES TO BE READILY OPERABLE WITHOUT THE USE OF A KEY
- WALLS AND CEILINGS TO HAVE CLASS 0 SURFACE SPREAD OF FLAME RATING TO CIRCULATION SPACES WITH CLASS 1 ELSEWHERE OTHER THAN TO SMALL ROOMS WHICH CAN BE CLASS 3
- DOORS ON ESCAPE ROUTE TO HAVE VISION PANELS LOCATED BETWEEN 500 AND 1500MM ABOVE FLOOR LEVEL TO BE OPERABLE BY USE OF A CLOSED FIST REQUIRING NO GREATER FORCE THAN 30N TO OPEN

NOTES - ELECTRICAL

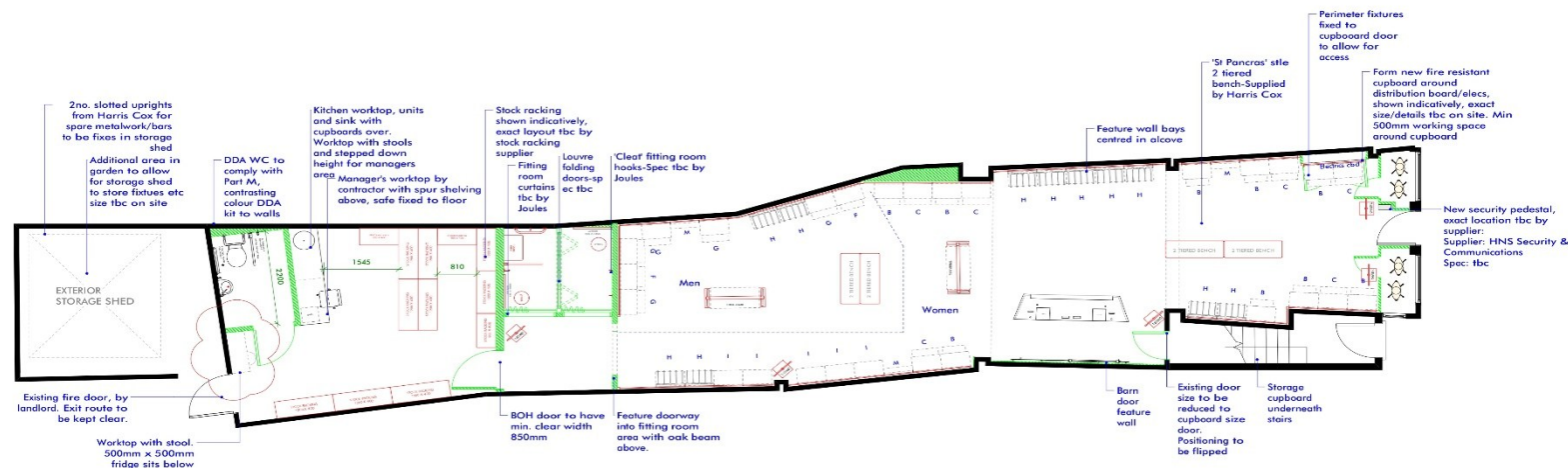
- CLEANERS SOCKETS TO BE LOCATED 400MM AFFL. ALL SALES FLOOR SOCKETS TO HAVE ROUNDED EDGES TO MATCH;
SUPPLIER: SCREWFIX
SPEC: MK 13A 2-GANG DP SWITCHED PLUG SOCKET, COLOUR: WHITE
- SOCKETS BEHIND WARDROBES TO BE LOCATED 350mm AFFL TO CENTRE LINE OF SOCKET, ON CENTRE LINE OF BACK PANEL UNLESS OTHERWISE STATED

KEY: WALLS

	New partition or dry lining
	Existing external structure to be retained
	Existing internal structure/partition to be retained
	Existing internal structure/partition to be removed
	Existing openings in structural slab to be infilled (in soffit)
	Existing openings in structural slab to be infilled (in floor)
	Existing ceiling features to be removed

MANNEQUIN LIST:

	QUANTITY
FEMALE	3
MALE	1
CHILD	-



PROPOSED GA
1:50 @A3

AREA PLAN
1:100 @A3

This drawing is copyright. Do not write from this drawing. All dimensions to be checked on site and any discrepancies, errors or omissions reported to the designer. This drawing shall be read in conjunction with all relevant architect and engineer drawings and specifications.
ALL BUILDING WORK MUST COMPLY WITH RELEVANT BUILDING REGULATIONS AND STANDARDS

REV | DRN | AMENDMENTS | DATE

PROJECT
Southwold
72 High Street
Southwold
IP18 6DN

DRAWING
Proposed GA

STATUS
As Built

DRAWING No 14-1053-RT-200

LISTING STATUS - STORE GRADE A

AREA	CAPEX APPROVED AREA	XXX sq ft	
Shop Floor Area*	838 sq ft	77%	
BOH Area	61 sq ft	6%	
Stock Area***	192 sq ft	17%	
TOTAL AREA	1091 sq ft		
WOMEN	666 sq ft	75%	
MEN	172 sq ft	25%	
CHILDREN	N/A	N/A	
HOME	N/A	N/A	
LINEAR CAPACITY****	183h	21.8%	

STANDARD FINISHES
FLOORING
Harrowood BC24147 - Graphite reclaimed solid oak chevron painted flooring
WALLS
Dulux Off White Vinyl Matt [98Y82C2Z]*
CEILING
Dulux Radiant White Vinyl Matt
SKIRTING
Dulux 70 8C 28 060 Eggshell
OTHER DECORATIVE TRIM**
Dulux Off White Vinyl Matt [98Y82C2Z]

Dulux Off White 98 YR 82 C2Z No. 9019 White Gloss	Dulux Harrowood Blue 07 YR 8 70 3	Dulux Harrowood Blue 07 YR 8 70 3	Dulux Harrowood Blue 07 YR 8 70 3
NAVY	RASPBERRY		

joules
16 The Point Market Harborough LE16 7QU
1 4401858 435 255

SCALE	DATE	DRAWN	CHECKED
1:50 @A1	15.04.2015	NP	KG

