

Commercial & Development List

Date: February 2017

For full colour particulars of any of the properties, please telephone our office or send us an email.



Framlingham

Ref: 5676/J

TO LET

A ground floor retail unit or office premises located in a prominent position, just off the Market Hill in the centre of Framlingham.

Within this leaflet are brief details of Development opportunities and Commercial properties in the Suffolk area.

Full particulars of each are available on request.

The particulars and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed.

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Commercial Properties

Framlingham



A ground floor retail unit or office premises extending to approximately 480 square feet (45 sqm) located in a prominent position just off the Market Hill. Main retailing area with storage & separate office/additional retailing area.

TO LET £6,500 PAX

Ref: P5676/J

Framlingham



A modern industrial unit with office and production area, located in an established employment area, just to the south of Framlingham. Approximate gross internal floor area of 1,500 sq ft (139.2 sqm).

TO LET £8,750 PAX

Ref: P5691/J

Framlingham



A business premises, currently being constructed & forming part of Hopkins Homes Prospect Place development in Framlingham, arranged over ground and first floors, extending to over 900 square feet (85 sqm) with car parking facilities.

GUIDE PRICE £150,000

Ref: P5537/J

Ufford, Nr Woodbridge



A garage/workshop unit with approx GIA of 1,050 sq ft (97.58 sqm) with parking and good outside storage areas in an accessible location within the village of Ufford. Available 1st April 2017 onwards.

TO LET — £8,000 PAX

Ref: P5674/J

Botesdale, Nr Diss



An impressive ground floor retail unit or office premises occupying a prominent position in the heart of the village. A ground floor retail unit or office premises extending to 150 sq ft (15 sqm) with an entrance hall and retailing area/office.

TO LET £3,600 PAX

Ref: P5640/J

Tuddenham



Last unit remaining - Range of business or storage premises in a rural location on the outskirts of Ipswich. A range of secure business or storage premises forming part of Tuddenham Hall. Shared yard and parking facilities.

TO LET - From £9,000 PAX

Ref: P5436/J

Debenham



A public house/restaurant with residential accommodation, café/deli, retail unit & holiday lets in the village of Debenham. **Public House/Restaurant** - extending to 4,855 sq ft, **Café/Deli** - adjoining the public house/restaurant with kitchen & WC extending to 430 sq ft, **Retail Unit** - with storage & WC extending to approx 800 sq ft (75 sqm); **Holiday Lets** - a pair of brand new semi-detached 2 bedroom houses. **Ref: P5650/J**
TO LET: £85,000 PAX for the whole, also available

Tunstall



A spacious 5 bedroom semi-detached house with adjoining retail gallery, in the centre of the village, close to Orford & Heritage Coast. Display area of 18'6 x 13'9 (5.64m x 4.19m), good floor to ceiling height of nearly 9'. Separate entrance.
GUIDE PRICE £350,000 **Ref: P5508/J**

Brundish, Nr Framlingham



A range of modern agricultural barns, with permitted development for conversion to 3 separate dwellings on a site of nearly 3½ acres of land in a delightful rural location. Each proposed dwellings will provide 3 bedrooms.
GUIDE PRICE: £450,000 **Ref: P5533/J**

Worlingworth



A rural development opportunity comprising a dilapidated farmhouse, used as 2 dwellings, with Planning Permission to extend, along with a substantial barn with Permitted Development to convert into 2 residential units.
GUIDE PRICE £375,000 **Ref: P5652/C**

Bromeswell, Nr Woodbridge



A development site of just under an acre, with planning permission for three detached holiday units in a delightful rural location on the outskirts of Woodbridge.

GUIDE PRICE: £150,000

Ref: P5572/J

Framlingham



A half acre site with basic showroom - 1,617 sq ft, storerooms - 496 sq ft and 316 sq ft and offices & WC - 1,091 sq ft, situated on Fore Street, Framlingham
TO LET — All enquiries **Ref: P5662/C**

Framlingham



A prime town centre development opportunity with planning permission for the construction of three new houses and the conversion of the former stables within the grounds of The White Horse, on a site extending to approximately 0.25 acres in all.

GUIDE PRICE: £395,000

Ref: P5633/J

Saxmundham



PP has been granted for the demolition of existing buildings and erection of 4 new dwellings, 2 three bedroom and 2 four bedroom together with associated parking and gardens on a site extending to nearly 0.2 acres (0.08 hectares) in all.

GUIDE PRICE: £225,000 SSTC

Ref: P5365/J

Thorndon



A bare site where Planning Permission has been granted for the construction of two new two-storey semi-detached dwellings and one new two-storey dwelling with garages on a site totalling approximately 0.6 acres.

OIEO £325,000

Ref: P5641/C

Knodishall, nr Saxmundham



A residential development opportunity in the centre of Knodishall, with the benefit of planning permission for the erection of two detached dwellings on a site of approximately 0.6 acres.

GUIDE PRICE: £225,000 SSTC

Ref: P5488/J

Darsham



A residential development site with planning permission for 20 dwellings and a new village hall, in the centre of the delightful and accessible village of Darsham in East Suffolk, close to the Heritage Coast.

GUIDE PRICE: £1,000,000 SSTC

Ref: P5397/J