

Commercial & Development List

Date: June 2017

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



Botesdale

Ref: 5640/J

TO LET

A ground floor retail unit or office premises, extending to approximately 360 sq. feet comprising an entrance hall with two separate retailing areas/offices. Basement accommodation extending to approximately 815 sq. feet, which provides a useful storage/production area, with separate independent access & WC.

See page 2

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

Melton, Nr Woodbridge



A purpose built business premises with car parking facilities, currently providing offices with an approximate net internal floor area of 1,658 square feet (154 sqm).

To Let £15,000 PAX

Ref: P5712/J

Wickham Market



A mixed use investment opportunity comprising an established restaurant business and spacious 2/3 bedroom flat in the centre of Wickham Market.

GUIDE PRICE £245,000

Ref: P5769/J

Leiston



A commercial investment opportunity that is currently generating £25,000 per annum forming part of the established Masterlord Industrial Estate.

GUIDE PRICE £255,000

Ref: P5744/J

Spexhall, Nr Halesworth



A range of agricultural buildings with scope for commercial use, subject to planning permission being obtained, available to rent, and located in a pleasant rural setting, 2 miles from Halesworth.

Botesdale, Nr Diss



An impressive ground floor retail unit or office premises with a large basement that could be utilised as a storage or production area, occupying a prominent position in the heart of the village of Botesdale.

TO LET £9,600 PAX

Ref: P5640/J

Wickham Market



An opportunity to purchase an income producing mixed use investment in Wickham Market, comprising a butchers, a bakery & wine shop, a 2 bed house and flat.

GUIDE PRICE £525,000 SSTC

Ref: P5721/J

Commercial & Development Opportunities

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.

TO LET: £85,000 PAX for the whole, also available separately.

Ref: P5650/J

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
P5508/J

Ref:

Worlingworth, Nr Framlingham



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 £350,000
C

Ref: P5652/

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 SSTC

Ref: P5533/J

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 SSTC

Ref: P5572/J

Development Opportunities

Framlingham

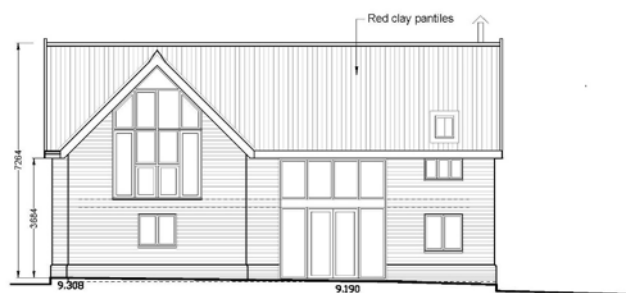


A town centre dev site with pp for the conversion of the former White Horse public house into 2 separate dwellings & the construction of 3 new houses on a site extending to nearly half an acre in all.

GUIDE PRICE: £750,000

Ref: P5633/J

Woolpit



A single building plot with planning permission for the construction of a 4 bedroom detached house, on a site of nearly a third of an acre close to the centre of the delightful and popular village of Woolpit.

GUIDE PRICE: £220,000

Ref: P5561/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

Saxmundham



A building plot, comprising part of a garden, with planning permission for a three bedroom detached dwelling, situated on the outskirts of the market town of Saxmundham.

GUIDE PRICE: £85,000

Ref: P5726b/W