

# Commercial & Development List

Date: August 2017

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



Framlingham

Ref: 5804/J

## **TO LET**

*A brand new office premises or business unit with car parking facilities, forming part of the impressive Hopkins Homes' development in Framlingham. 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**

### Aldeburgh



A ground floor retail unit located in a prime position along the High Street in the centre of the popular coastal town of Aldeburgh.

**TO LET £12,500 PAX**

**Ref: P5244/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**

### Framlingham



A brand new office premises or business unit forming part of Hopkins Homes' Prospect Place development in Framlingham, arranged over ground and first floors and extending to over 900 sq ft (85 sqm) with car parking facilities.

**TO LET £12,000 PAX**

**Ref: P5804/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.

**To Let - All Enquiries**

**Ref: P5750/C**

### Wickham Market



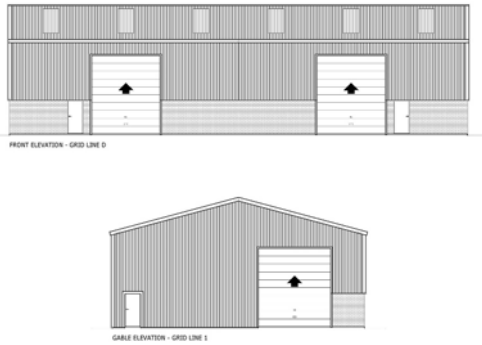
An opportunity to purchase an income producing mixed use investment in Wickham Market, comprising a butchers, a bakery & wine shop, a 2 bed house and flat.

**GUIDE PRICE £525,000 SSTC**

**Ref: P5721/J**

# Commercial & Development Opportunities

## Pettistree, Nr Woodbridge



A brand new industrial unit with parking and yard facilities. Approximate gross internal area of 5,000 square feet (464.50 square metres), which can be sub-divided if required. To be completed October 2017

**TO LET From £4.50 per sq ft exclusive Ref: P5225/J**

## Tuddenham, Nr Ipswich



A modern steel portal frame purpose built cold store, that also comprises a secure storage facility, 3,319 sq ft GIA. Insulated walls and ceiling. Concrete floor. Power connected. Ceiling height - 6.42m. Sliding door - width 2.53m, height 3.17m.  
**TO LET - £15,000 PAX Ref: P5436/J**

## Debenham



A public house/restaurant with residential accommodation, café/deli, retail unit & holiday lets in the village of Debenham.

**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 Ref: P5508/J**

## Aldringham, Nr Leiston



A former grain store benefitting from pp for change of use to a B1 Business Unit with office block and shower/WC facilities extending to approx 5,760 sq ft (535 sqm). Three phase electricity and concrete yard. Min eaves 14' (4.25m).

**TO LET £17,500 PAX Ref: P5790/J**

## 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**

# Development Opportunities

## Cretingham



A former threshing barn on a site of over half of an acre with pp for conversion to a four bedroom dwelling, in a delightful rural location within the Parish of Cretingham.

**GUIDE PRICE: £250,000**

**Ref: P5773/J**

## 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 SSTC Ref: P5652/C**

## 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 SSTC Ref: P5561/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 SSTC**

**Ref: P5533/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 SSTC Ref: P5726b/W**