

Commercial & Development List

Date: October 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

Leiston - Investment Opportunity



A commercial investment opportunity that is currently generating £25,000 per annum forming part of the established Masterlord Industrial Estate. The premises extend to just over 5,500 sq ft (512sqm) and are suitable for B1 (Business OR Light Industrial), B2 (General Industrial) and B8 (Warehousing), subject to the necessary consents.

GUIDE PRICE £255,000

Ref: P5744/J

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 LET STR Ref: P5712/J

Aldeburgh - High Street



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

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 £10,500 PAX Ref: P5804/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

Commercial & Development Opportunities

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

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).
TO LET £17,500 PAX Ref: P5790/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

Benhall



Unit 3 - An industrial or business unit with parking & yard facilities together with offices & separate stores. Approx gross internal ground floor area of 1,600 sq ft (150 sqm) with additional mezzanine accommodation.
TO LET from £6,000 per annum Ref: P5838/J

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 LET From £4.50 per sq ft exclusive Ref: P5225/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.

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

Laxfield



A residential development site extending to nearly 1.5 acres, with pp for 10 dwellings, in a rural location a short distance from the centre of the popular village of Laxfield.

GUIDE PRICE: £525,000 SSTC

Ref: P5784/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

Cretingham



A former threshing barn on a site of over half of an acre with pp for conversion to a four bedroom dwelling.

GUIDE PRICE: £250,000 SSTC

Ref: P5773/J

Lower Hacheston



A building plot extending to approx. 0.16 acres with planning permission for a detached 3 bedroom chalet house, backing onto open farmland at the rear, in the village of Lower Hacheston, close to Wickham Market.

GUIDE PRICE: £145,000

Ref: P5652/C

Stoke Ash



A site with planning permission for two 3 bedroom detached houses with garaging in the accessible village of Stoke Ash.

GUIDE PRICE: £135,000 SSTC

Ref: P5829/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

Worlingworth



For Sale by Formal Tender - 27/10/17
A small parcel of land fronting onto Maisies Meadow together with the roadway and pavement serving that development, extending to nearly half an acre in all.

GUIDE PRICE: £10,000

Ref: P5810/J