

# Commercial & Development List

Date: January 2018

*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 forming part of Hopkins' Homes' Prospect Place 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.*

## Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200  
F: 01728 724667

*And The London Office*  
87 St James Street  
London SW1A 1PL

email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

# 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**

## 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**

## Worlingworth



A food preparation unit with cold storage facilities on the outskirts of Worlingworth. Approximate gross internal area of 2600 sq ft (247.75 sq m) with office and rest room facilities.

**From £12,000 PAX**  
**Ref: C1050B/B**

## 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 £8,000 per annum LET STR 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 £22,500 per annum**

**Ref: P5225/J**

# Development Opportunities

## 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**

## Parham, Nr Framlingham



A quarter acre site with planning permission for the demolition of the existing dwelling & construction of a new, period-style, 2,500 sq ft house.

## 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: £360,000**

**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 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 SSTC**

**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**