

Commercial & Development List

Date: December 2018

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



Stonham Aspal

Ref: P6070/J

TO LET

An impressive office barn conversion, forming part of the established commercial trading estate of Lewis Farm in an accessible location in Stonham Aspal.

See page 1

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

Wickham Market



An investment & redevelopment opportunity with pp for conversion to an office/business unit & spacious 2 bedroom apartment with courtyard garden to the rear.

GUIDE PRICE £110,000 SSTC

Leiston



A vacant freehold commercial premises forming part of the established Masterlord Industrial Estate in Leiston.

OIEO £200,000 Ref: P5744/J

Aldeburgh - Investment opportunity



A prime retail investment let to Jack Wills Ltd in the centre of the popular and highly regarded coastal town of Aldeburgh in Suffolk. Generating £23,500 per annum.

**GUIDE PRICE: £375,000 + VAT
Ref: P5932/J**

Saxmundham



A ground floor retail unit or office premises located in a prime position along the High Street in the centre of the market town of Saxmundham.

**TO LET £7,000 PAX
Ref: P6072/J**

Framlingham



A brand new office premises or business unit forming part of Hopkins Homes' Prospect Place development. 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**

Stonham Aspal



A well presented converted barn offering well appointed office, storage and staff accommodation of approx 1,000 sq ft (93sqm) in all. Car parking facilities, air conditioning, high quality office spec lighting and perimeter trunking.

TO LET £6,950 PAX Ref: P6070/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.

TO LET from £12,000 PAX

Ref: C1050B/B

Commercial & Development Opportunities

Framlingham



A brand new industrial or business unit, on the outskirts of Framlingham, with good road links to the A12, A140 and A14. Approx. internal area of 3,100 square feet (288 sq m) including generous office, kitchenette, store and WC facilities.
TO LET £18,000 PAX LET Ref: P6001/J

Martlesham



An industrial, warehouse or business premises with parking and yard facilities with approx gross internal area of 4,700 sq ft (437 sqm), inc generous office accommodation, kitchenette and WC facilities. Available immediately.
TO LET £22,000 PAX Let STR Ref: P6048/J

Dennington



A building plot with planning permission for the demolition of the existing building on site & replacement with a single storey 2 bedroom dwelling of nearly 800 sq ft (74 sqm).

GUIDE PRICE £135,000 Ref: P6047/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

Kesgrave



A rare opportunity to acquire a building plot with the benefit of detailed planning permission for a three/four bedroom chalet style bungalow in an established residential location in Kesgrave.

GUIDE PRICE £150,000 Ref: P5997/J

Heveningham, Nr Halesworth



A dilapidated former barn with planning permission for a contemporary replacement dwelling on a site of nearly one third of an acre.

GUIDE PRICE £190,000 Ref: P5988/J

Development Opportunities

Earl Soham



A commercial development site of approximately 0.94 acres (0.38 hectares) suitable for B1 (Business), B2 (General Industrial) and B8 (Warehouse) uses, subject to the necessary consents.

GUIDE PRICE: £225,000

Ref: P5981/J

Tannington



A modern agricultural barn occupying a rural location in grounds of nearly 1.3 acres, benefiting from full planning permission for conversion to a four bedroom dwelling of approximately 3,200 square feet.

GUIDE PRICE: £299,500

Ref: P6012/J

Peasenhall



An impressive residential development site with outline planning permission for four open market dwellings.

GUIDE PRICE £397,500

Ref: P5942/J

Erwarton, Nr Ipswich



A rare & exciting opportunity to acquire a site with detailed planning permission for 9 open market dwellings.

GUIDE PRICE: £850,000 SOLD

Ref:P5951/J

Worlingworth



Outline planning permission for the development of 26 dwellings inc the access road arrangements & public open spaces on a site extending to approx 3.75 acres (1.5 hectares).

OIEO: £900,000

Ref:P5925/J