

# Commercial & Development List

Date: November 2020

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



Melton, Nr Woodbridge

Ref: P5712/J

*A modern business premises, which is currently being utilised as offices, in an accessible location on the outskirts of Woodbridge.*

TO LET

*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 Skeith—close to A140



A range of recently converted, high specification office units, close to the A140 and well located for Ipswich, Norwich and Bury St Edmunds. All the premises are essentially open plan, and benefit from air conditioning units, suspended ceilings with cassette lighting, double glazed windows, floor coverings and well fitted kitchenette and cloakroom facilities. In addition, ultra fast fibre broadband has been connected to each of the premises, and there will also be generous car parking provisions for approximately 25 vehicles. Unit 2 available.

**TO LET £8,180 PAX**

**Ref: P6388/J**

## Friston



A range of former barns, that will be converted into high quality office premises with ultra-fast broadband, between Aldeburgh and Saxmundham.

**TO LET from £7,000 PAX**  
**Ref: P6281/J**

## Saxmundham



A ground floor retail unit or office premises located along the High Street in the centre of Saxmundham.

**TO LET £7,000 PAX**  
**Ref: P6072/J**

## Leiston



A commercial premises that extends to just over 5,500 sq ft (512sqm). Three phase electricity supply. Car parking and yard facilities.

**FOR SALE OIEO £200,000**  
**Ref: P5744/J**

## Melton, Nr Woodbridge



A modern business premises, which is currently being utilised as offices, in an accessible location on the outskirts of Woodbridge. 6 offices, meeting room, reception, kitchenette in total 1,658 sq ft. Parking for approx 8/9 vehicles.

**TO LET £15,000 PAX**  
**Ref: P5712/J**

## Aldeburgh



A rare opportunity to acquire a prime, vacant retail unit in the centre of the popular and highly regarded coastal town of Aldeburgh in Suffolk.

**FOR SALE £375,000**  
**Ref: P5932/J**

# Commercial & Development Properties

## Framlingham - Town Centre



A mixed use investment opportunity with car parking in the centre of the popular market town of Framlingham. A mixed use investment opportunity comprising retail or office premises on the ground floor, together with a newly refurbished and spacious two bedroom apartment on the first floor, with car parking in the centre of the town.

**FOR SALE £325,000 Long Leasehold**  
Ref: P6526/J

## Aldeburgh



An exciting investment opportunity comprising two income producing retail units occupying prime position along the High Street in Aldeburgh, together with ground rent income from the long leasehold interest in the residential upper parts.

**Guide Price £450,000 Ref: P6244/J**

## Helmingham



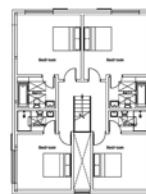
An exciting opportunity to acquire & redevelop Helmingham Church Meeting Room into a two bedroom residential single - storey dwelling.

**Guide Price £150,000 Ref: P6534/B**

## Leiston, Nr Heritage Coast



Proposed Ground Floor Layout



Proposed First Floor Layout



A modern agricultural barn with planning permission for conversion to a contemporary dwelling of approximately 2,000 sq ft. A modern agricultural barn with planning permission for change of use into a contemporary two storey dwelling with covered entrance atrium, entrance hall, open plan kitchen, dining room and sitting room, snug/study, cloakroom and utility room on the ground floor, together with four en-suite double bedrooms on the first floor. Grounds extending to approximately 0.2 acres.

**Guide Price £195,000**

**Ref: P6510/J**

# Development Opportunities

## East Bergholt



A traditional range of Suffolk barns with planning permission for conversion to a single dwelling. A traditional range of timber framed Suffolk Barns with planning permission to be converted to a single dwelling of approximately 3,160 sq ft.

**Guide Price £300,000 SSTC**

**Ref: P6535/C**

## East Bergholt



A modern barn with permitted development to be converted to a contemporary single dwelling. Permitted development to convert the barn to a spacious contemporary single dwelling of approximately 3,487 sq ft.

**Guide Price £300,000**

**Ref: P6535/C**

## Winston, Nr Debenham



A barn with Permitted Development to be converted to a single dwelling, standing in an excellent position. Permitted Development to convert a Dutch Barn to a 3,885 sq ft detached home that will comprise open-plan kitchen/sitting/dining room, utility room, plant room, cloakroom, office, living room, playroom and ground floor bedroom with en-suite shower room. Four first floor bedrooms, two en-suites, dressing room and bathroom. South facing views. Grounds, that include a drive and extend to 1 acre.

**Guide Price £325,000**

**Ref: P6453/C**

## Little Stonham



A prominent residential development site with planning permission to create four detached 4 bedroom dwellings with large gardens in Little Stonham. An additional 2.5 acres (1 hectare) is available by separate negotiation.

**OIEO £375,000**

**Ref: P6441/J**

## Leiston, Nr Heritage Coast



A substantial former guest house, extending to over 4,000 square feet, that now requires renovation and refurbishment, occupying a site of half an acre in the centre of the town.

**Guide Price £480,000**

**Ref: P6337/J**