

Commercial & Development List

Date: June 2021

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



Yoxford

Ref: P6625/J

A mixed use investment opportunity with scope for redevelopment (stp) comprising two retail units and a two bedroom apartment, in the centre of the popular village of Yoxford.

Guide Price £625,000

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



LAST UNIT REMAINING - UNIT 2

A range of recently converted, high specification office units, close to the A140 and well located for Ipswich, Norwich and Bury St Edmunds. Unit 2 is approx 76 sqm (818 sq.ft.)

TO LET £9,000 PAX

Ref: P6388/J

Westhorpe, Nr Stowmarket



A business or storage premises in Mid Suffolk, located in the popular village of Westhorpe.

TO LET £10,000 PAX

Ref: C1186(A)

Friston



West elevation



Under construction - available 4th Quarter 2021 A range of former barns, that will be converted into high quality office premises between Aldeburgh and Saxmundham.

TO LET from £7,000 PAX

Ref: P6281/J

Carlton



A modern workshop or warehouse unit, located in an established employment area, just to the north of Saxmundham.

£10,000 PAX

Ref: P6560/J

Aldeburgh



An extremely prominent retail or office premises, set along the High Street and opposite the junction with Victoria Road in the heart of the popular coastal town of Aldeburgh.

TO LET £16,000 PAX

Ref: P5303/J

Aldeburgh



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

TO LET £27,500 PAX

Ref: P5932/J

Commercial & Development Properties

Framlingham - Town Centre - TO LET



An impressive office or retail premises with car parking in the centre of the popular market town of Framlingham.

A ground floor office or retail unit with good car parking facilities in the centre of the popular market town of Framlingham.

Accommodation comprising three partly sub-divided rooms that extend to approximately 750 sq ft (70 sqm) in all.

£8,500 PAX

Ref: P6526/J

Yoxford - FOR SALE



A mixed use investment opportunity with scope for redevelopment (stp) comprising two retail units and a two bedroom apartment, in the centre of the popular village of Yoxford.

An owner-occupied retail unit arranged over ground and first floors. A ground floor café currently let and generating £7,500 per annum.. A first floor two bedroom apartment currently let generating £4,800 per annum. In all over 4,000 sq. ft. (372 sqm).

Off-road parking and gardens to the rear.

FOR SALE £625,000

Ref: P6625/J

Framlingham - FOR SALE



A prominent mixed use investment opportunity with potential for redevelopment (stp), in the centre of the popular market town of Framlingham.

A ground floor retail unit of approximately 3,600 sq. ft. (335 sqm) with car parking and frontage to both Market Hill and Fore Street. First floor offices extending to approx 925 sq. ft. (86 sqm) that are partly let on annual licences. Approx 778 sq. ft. (72 sqm) of attic storage. An attached retail unit (The Old Fire Station) of approx 420 sq. ft (39 sqm) that is holding over under the terms of a 3 year lease. Car parking with sufficient space for 4 to 5 vehicles.

FOR SALE £395,000

Ref: P6630/J

Framlingham



A mid terrace house used as three flats, with potential to achieve circa £1,725 per calendar month within the town of Framlingham

Ground Floor Flat - Kitchen/Sitting/Dining Room, Double Bedroom and Bathroom. **First Floor Flat** - Sitting/Dining Room, Kitchen, Two Bedrooms and Shower Room. **Rear Flat** - Kitchen/Sitting/Dining Room, Bedroom and Bathroom. Courtyard Garden

FOR SALE BY TIMED ONLINE AUCTION - 30th June 2021

£250,000

Ref: 6603/C

Westerfield



An impressive building plot with planning permission for a detached three bedroom bungalow, in a quiet location along St Mary's Way, close to the centre of Westerfield.

Guide price £250,000

Ref: P6641/J

Bawdsey, walking distance of coast



A serviced building plot with planning permission for a stylish detached house within walking distance of the coast.

Guide price £200,000 **SSTC**

Ref: P6627/2/C