

# Commercial & Development List

Date: September 2021

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



Wickham Skeith

Ref: P6388/J

**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*

*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**

## Eye



**A range of business/storage units in a rural, yet accessible, location close to the A140 and Eye.**

A range of secured flexible business/storage units forming part of Vine Farm, Eye situated in a rural, yet convenient location for the A140, just west of Eye. **READY FOR IMMEDIATE OCCUPATION** Available as a whole or individually.

**To Let from £9,688 p.a exclusive**

**Ref: W391/A**

## For Sale by Online Auction

### Kesgrave



**FOR SALE BY ONLINE AUCTION** An opportunity to acquire a small parcel of amenity land with potential for a variety of uses, subject to planning.

Guide Price £27,500

Ref: P6601/J

### Friston



**FOR SALE BY ONLINE AUCTION** An opportunity to acquire a small parcel of strategic amenity land in the centre of the popular village of Friston, near Aldeburgh and the Heritage Coast.

Guide Price £25,000

Ref: P6669/J

## Commercial & Development Properties

### Aldeburgh

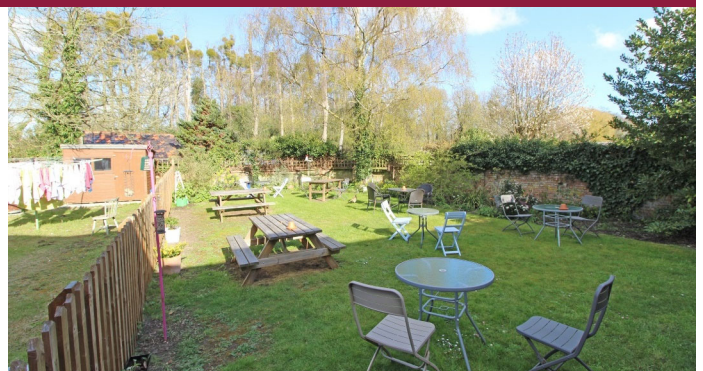


An extremely prominent retail or office premises, set along the High Street and opposite the junction with Victoria Road in the heart of the popular coastal town of Aldeburgh. The premises comprise an extremely well-presented lock-up ground floor retail or office unit. The accommodation is currently accessed via steps, with a front door opening into the bright and spacious room with large windows overlooking the High Street and Victoria Road opposite. At the rear is a storage area, with WC and kitchenette off, together with an ancillary storage area or changing facility.

**TO LET £16,000 PAX**

Ref: P5303/J

### Yoxford



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 SSTC**

Ref: P6625/J

# Building Plots & Development Properties

## Owls Green, Dennington



A building plot with planning permission for the construction of a four bedroom dwelling, set within the hamlet of Owls Green, between Dennington and Laxfield. The dwelling will extend to approximately 1550 sq feet, comprising living room, kitchen/dining/family room and cloakroom on the ground floor. On the first floor will be four bedrooms, an en-suite shower room and family bathroom. There will be a driveway and parking to the front and a garden with patio to the rear.

Guide Price £175,000

Ref: P6695/C

## Little Stonham



A prominent residential development site with planning permission to create four detached 4 bedroom dwellings with large gardens in the accessible village of Little Stonham. Planning permission has been granted for the construction of four detached houses, together with garages and new vehicular accesses off Norwich Road on a site that extends to approximately 1.23 acres (0.5 hectares). An additional 2.5 acres (1 hectare) is available by separate negotiation.

OIEO £350,000

Ref: P6441/J

## Bedfield, Nr Framlingham



A residential development site with planning permission for 7 dwellings, in the centre of the rural village of Bedfield. Planning permission has been granted for the demolition of the buildings on site and erection of 7 new dwellings on a site that extends to approximately 0.86 acres (0.35 hectares) in all.

£785,000

Ref: 6700/J