

# 40 The Thoroughfare, Woodbridge, IP12 1AL

*Retail Premises To Let*



# Location and Details



## Location

The property is situated on the middle of Woodbridge's main High Street, The Thoroughfare. The Thoroughfare has a wide mix of national and independent retailers including occupiers such as Holland & Barrett, Crew Clothing, Specsavers, Mountain Warehouse and Boots. There are a variety of F&B offerings and cafe outlets including Two Magpies Bakery, Cornish Bakery and Caffe Nero. Woodbridge is a popular location for tourists and visitors alike and has a good catchment with an estimated population of around 12,000 people. It is well connected and sits adjacent to the A12 with good access from London and Great Yarmouth.

## Additional Information

### Property

The property comprises a Grade II Listed building arranged over basement, ground and two upper floors

### Lease

The property is available on a new full repairing and insuring lease, outside the Landlord & Tenant Act 1954 for a term of years to be agreed.

### Legal costs

All parties to bear their own legal costs.

### Business Rates

To be assessed

### VAT

The property is elected for VAT.

### Planning

The property currently benefits from retail use. Alternative uses may be suitable but are subject to acquiring planning permission and Landlord consent

### EPC

To be assessed: Previously D (97)

### Rental Guide

£67,500 per annum exclusive of rates and VAT.

# Accommodation

Description	Sq Ft
Ground Floor Sales	2,620 sq.ft
First Floor Staff / Storage	500 sq.ft
Second Floor Storage	400 sq.ft
Third Floor Storage Room	75 sq.ft
Garage / Storage above	160 sq.ft
Total	3,755 sq.ft

The property benefits from a rear yard area which provides loading facilities and parking for approximately 4-5 vehicles.

# Ground Floor



# Ground Floor



# Side and Rear



# Rear Car Park



# Plans



# Parking and Loading



Grey Area is dedicated car parking/loading area



# Location



*Get in touch with  
our experts*



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*Viewings strictly on appointment.*

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