

Former Original Factory Shop, Church Street, Saxmundham,
Suffolk, IP17 1EP

Retail Premises To Let



Location and Details



Location

The property occupies a prominent position on Church St, within the centre of Saxmundham and is located immediately opposite the Waitrose Superstore. Other occupiers on Church St include Costa, One Stop Carpet Shop and Tesco Superstore and makes a popular destination for visitors, residents and the immediate catchment. The premises also benefits from easy access to the A12, placing it well for those travelling by car and is just a 6 minute walk from the railway station.

Additional Information

Property

The property comprises a former Original Factory Shop arranged over two floors, including a large ground floor sales space and an accompanying mezzanine floor, providing additional storage space. There are dedicated car parking spaces with side and rear access for loading and deliveries.

Legal costs

All parties to bear their own legal costs.

EPC

The retail premises has an energy rating of C (56)

Rental Guide

£80,000 per annum exclusive of rates and VAT.

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.

Business Rates

The Valuation Office Agency 2026 assessment on their website (www.voa.gov.uk) is as follows:

Rateable Value April 2026 £104,000.

Interested parties are advised to make their own enquiries of the City Council.

Planning

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

VAT

The property is elected for VAT.

Accommodation

Ground Floor

Description	Sq Ft
Sales	6,082 sq.ft
Office	61 sq.ft
Rear Storage	192 sq ft
Total Ground Floor	6,335 sq.ft

Mezzanine Floor

Description	Sq Ft
Storage	1,087 sq.ft
Kitchen	60 sq.ft
Total	1,147 sq.ft

WC facilities on Ground Floor with storage to the rear and side/rear access to assist with deliveries. Kitchen and WC facilities also located on the Mezzanine floor with additional stores. The property benefits from dedicated car parking.

Side Entrance



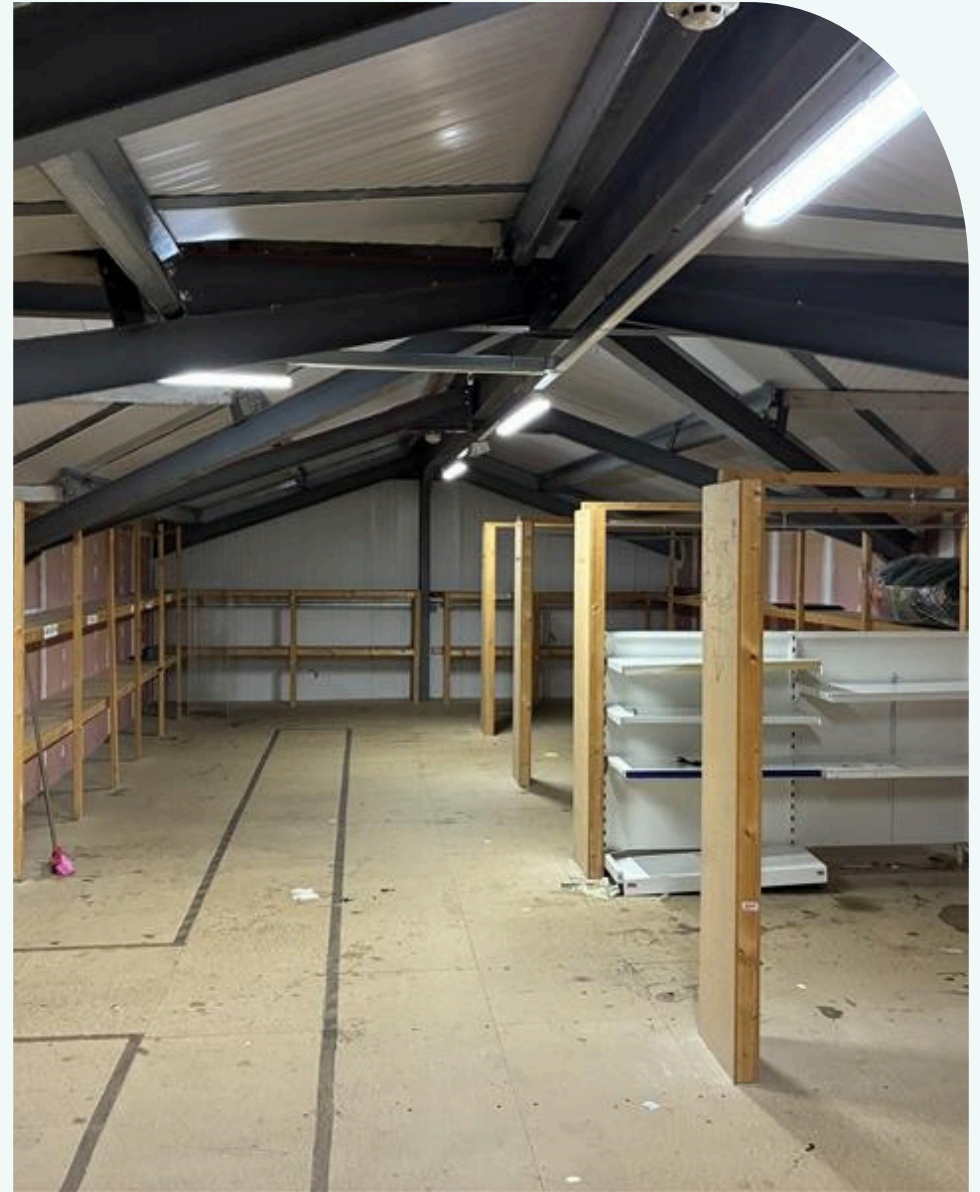
Ground Floor Space



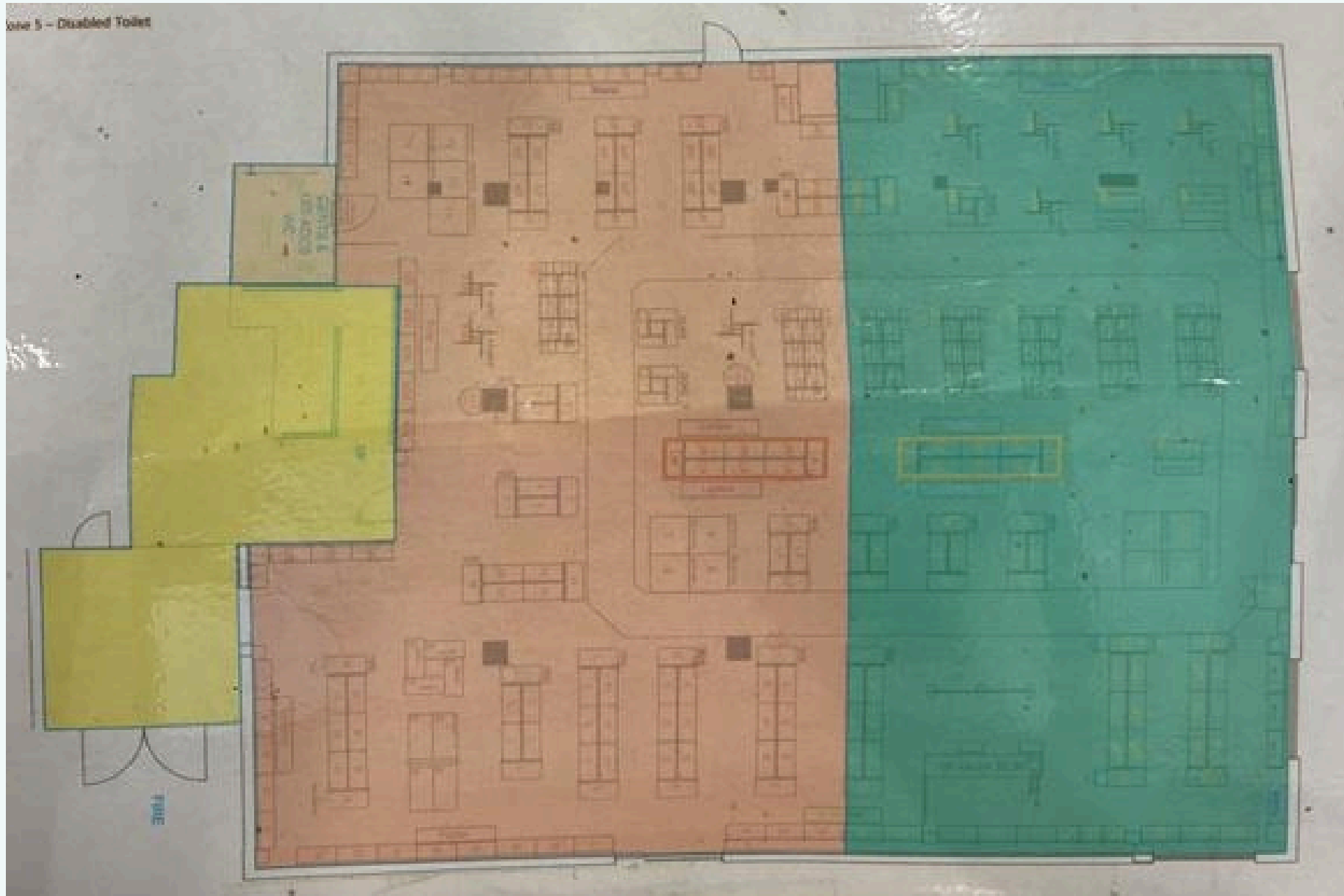
Ground Floor Space



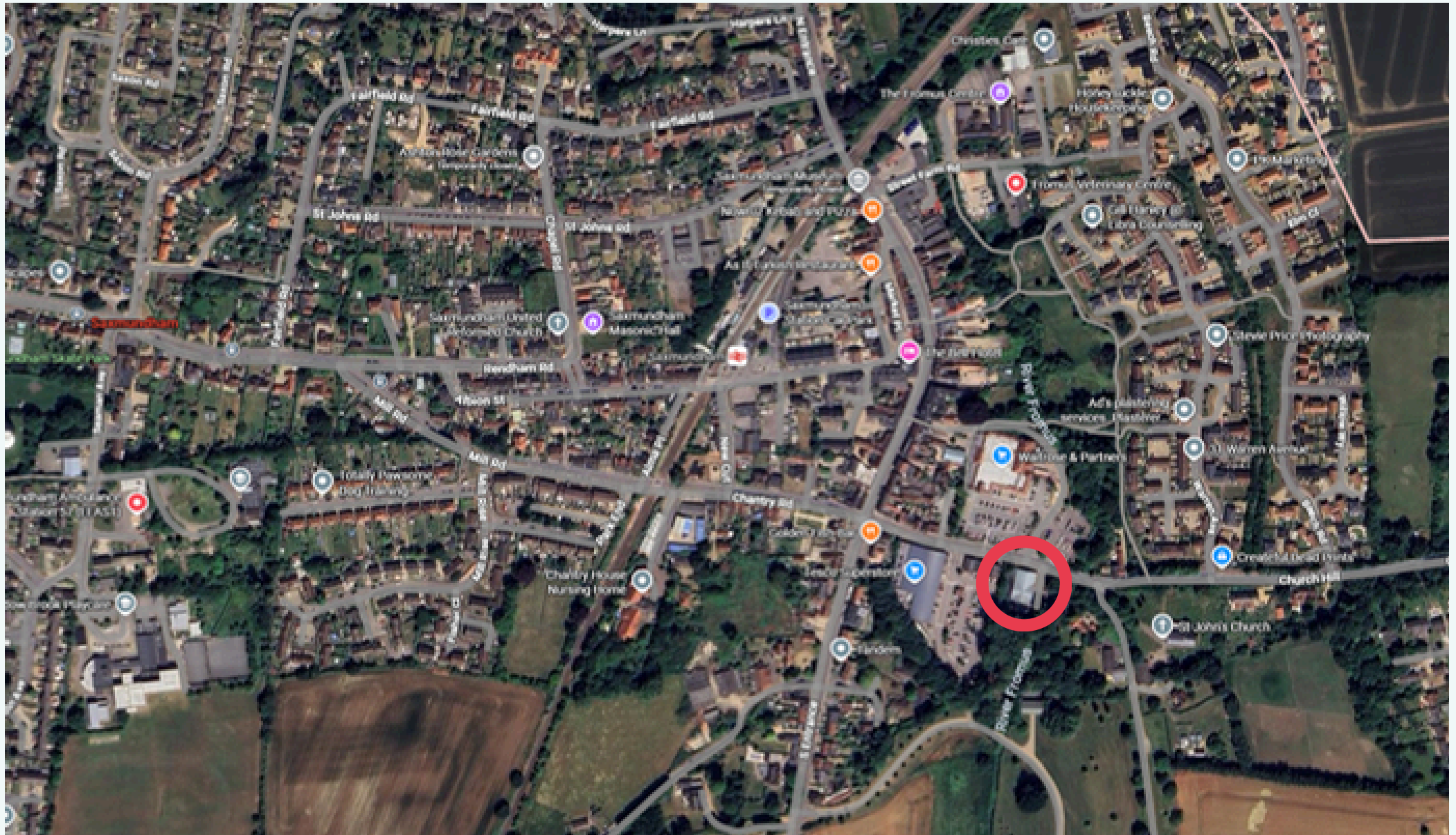
Mezzanine Stores



Plans



Location



*Get in touch with
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Viewings strictly on appointment.

3D Matterport Survey available on request.

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