



Substantial Retail Warehouse Unit – with private car park for approx. 30 cars
Prominent position with extensive frontage to the A12
Site Area of approx. 0.87 acres (0.35 Ha)
Rent: £85,000 pa / Price: On application

Location

Wrentham is an attractive village located near to the famous Suffolk county town of Southwold. The property is situated in a prominent position on London Road (A12), which leads onto High Street approximately 100 metres to the north and is 17 miles north of the proposed new Sizewell B Power Station development which will bring strong economic benefits to the area during the construction process.

The property is located in a predominantly residential area with Meadowlands residential development located diagonally opposite the property.

Accommodation

The property comprises a substantial retail warehouse arranged over ground and first floors. The property benefits from a site area of approximately 0.87 Acres (0.35 Ha) and customer parking for approximately 30 cars.

The property may be suitable for future mixed retail and residential use as well as EV charging points, subject to obtaining the necessary consents

The premises extends to the following approximate areas:

Ground Floor: 12,083 sq ft / 1,122.55 sqm
First Floor: 6,756 sq ft / 627.65 sqm

Rent

Offers of £85,000 pa exclusive are invited.

Lease

The subjects are available on a new FRI lease.

Price

On application

Rates

Rateable Value: £66,500
UBR (2025/26): £0.430
Rates Payable: £28,595 pa

Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent and can therefore be used for retail use.

EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.





Anti-Money Laundering

Anti Money Laundering and Proceeds of Crime regulations require agents acting for both parties to all transactions to undertake due diligence on both the purchaser(s) and vendor(s) / landlord(s) and tenant(s). We must identify and verify all relevant parties, who are required to disclose all relevant information prior to the conclusion of the transaction.

Viewing strictly by appointment with BRITTON PROPERTY

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