



01473 289600

READERCOMMERCIAL.COM

info@readercommercial.com

HUBBARD HOUSE, 6 CIVIC DRIVE, IPSWICH, SUFFOLK IP1 2QA

COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

TO LET – GROUND FLOOR RETAIL/RESTAURANT UNIT 125 SQ M/1,346 SQ FT



TO LET

1 Cumberland Street

Woodbridge

Suffolk

IP12 4JF

A3 restaurant use

Prominent corner location

Opposite Prezzo's The Crown Hotel and The East Coast Diner

New lease terms length to be agreed

Proposed commencing rent £33,500 per annum

Upper parts available by separate negotiation

LOCATION

Woodbridge is a popular attractive market town located approximately 9 miles north east of Ipswich on the banks of the River Deben. 1 Cumberland Street is strategically located on the crossroads with Quay Street and the thoroughfare offering a highly prominent position opposite the Crown Hotel, Prezzo's and The East Coast Diner and adjacent to the Golden Panda Chinese restaurant. This area of Woodbridge is the perfect location for restaurants and bars as it sits on the curtilage of the prime retail area.

DESCRIPTION

The property will be a predominantly open plan ground floor former banking hall with frontage over Cumberland Street and return frontage to Quay Street. The ground floor has now been stripped back to a "shell and core" state with the additional benefit of a wc and kitchenette to the rear. The ground floor has been completely separated from the first floor with the creation of a new rear access. The floor to ceiling void offers excellent head room at 3.7 m (12 ft) and to the rear of the property are 2 designated car spaces. The landlord's propose to adapt the first floor to residential via a separate access however should any interested party need the first floor this can be made available by separate negotiation.

ACCOMMODATION

(Please note all areas are approximate)

| | | |
|----------------------------------|-----------------|--------------------|
| Gross frontage | 14.3 m | 47 ft |
| Net frontage | 9.43 m | 31 ft |
| Returned frontage to Quay Street | 4.0 m | 13 ft |
| Built depth | 14.7 m | 48 ft 2" |
| Overall sales area | 115 sq m | 1,238 sq ft |
| Amenities/former strongroom | 10 sq m | 108 sq ft |
| Total ground floor area | 125 sq m | 1,346 sq ft |

Outside to the rear of the property are 2 designated car spaces.

TERMS

The property is available by way of a new lease, length to be agreed, subject to a proposed commencing rent of £33,500 per annum exclusive. Five yearly upward only rent reviews.

VAT

VAT may be applicable to this lease.

SERVICES

All main services are connected. We have not tested any services and any interested party should carry out their own due diligence in relation to the services offered by utility companies.

BUSINESS RATES

Rates to be assessed.

EPC – upon request

LEGAL COSTS

Each party to bear their own legal costs.

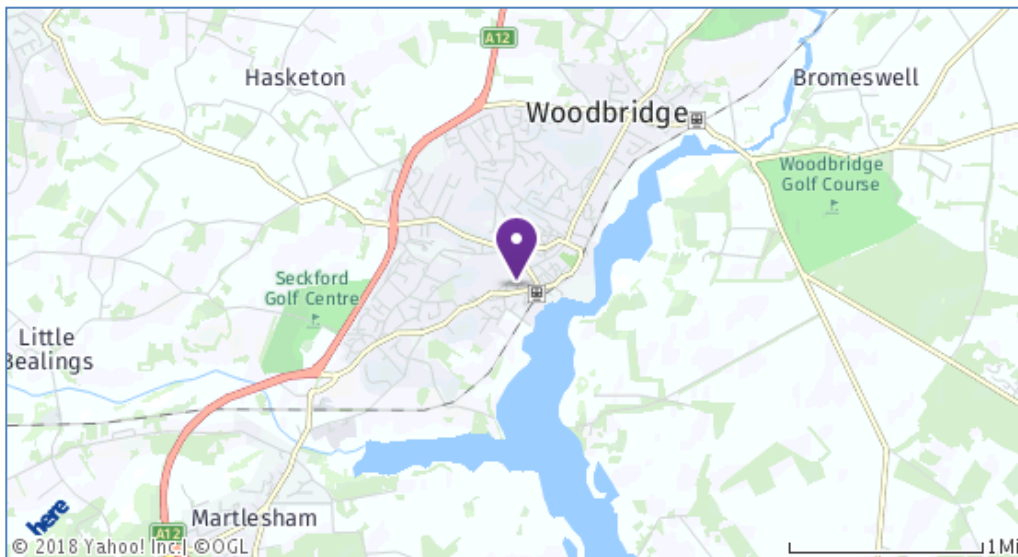
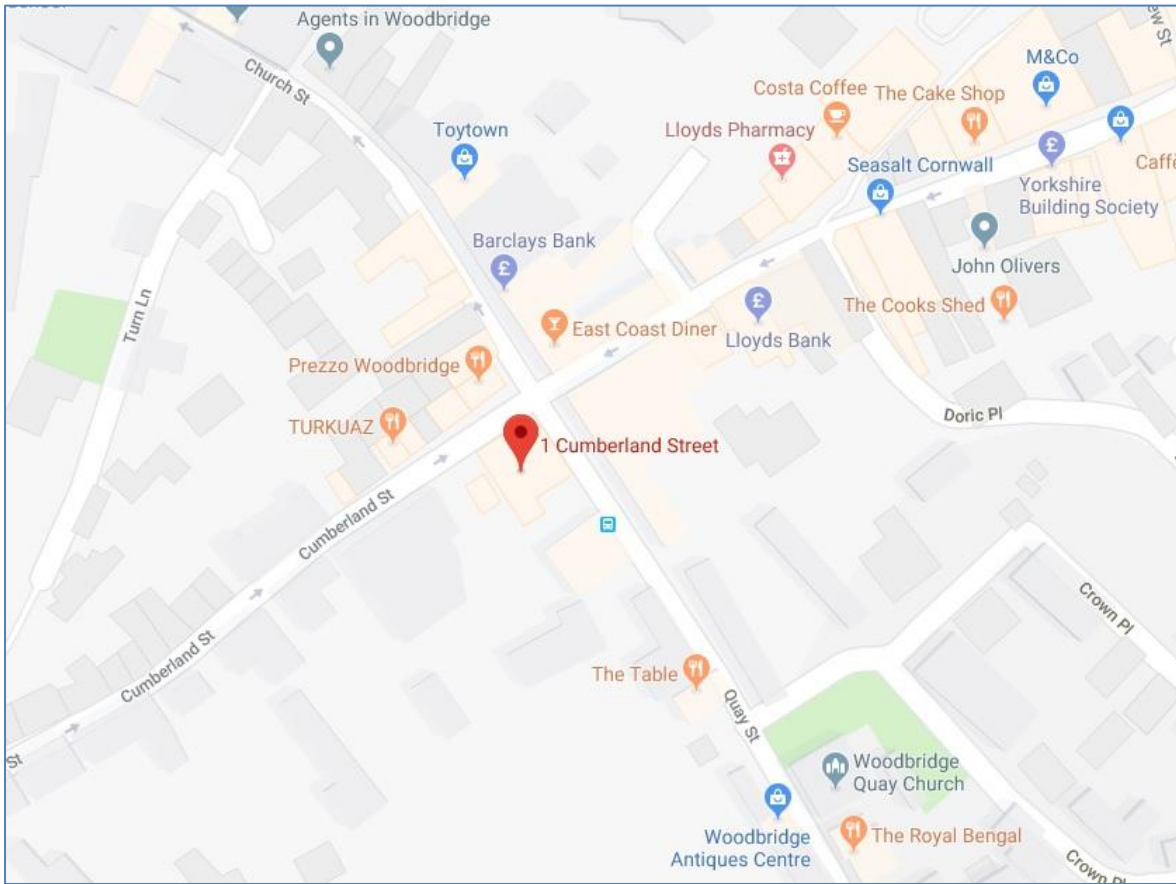
VIEWING

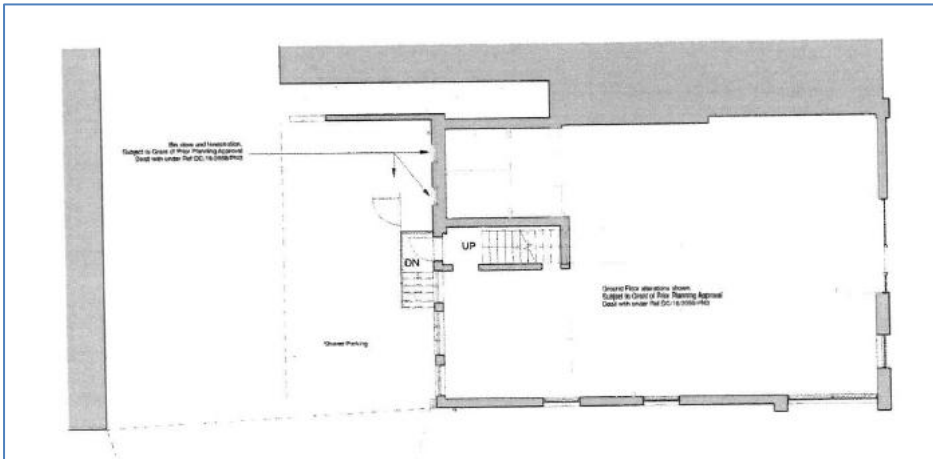
Strictly by prior appointment with Reader Commercial on 01473 289600 or martin@readercommercial.com

Note:

The agents have an interest in this property

(Plan is for location purposes only)





Ground floor plan stripped out