

01206 577667

www.whybrow.net

 **Whybrow**

Ground Floor Office – To Let



8 Queen Street, Hadleigh, Suffolk, IP7 5DZ

Asking Rent: £8,000 Per Annum Exclusive

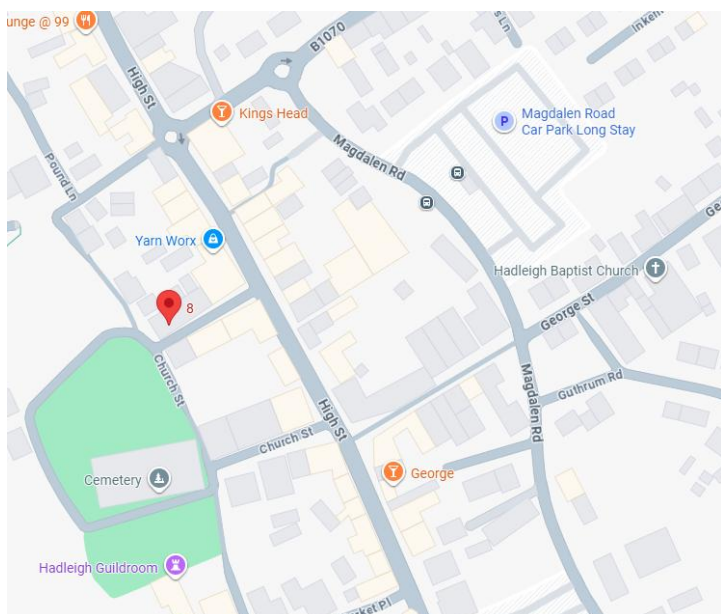
459 Sq. Ft (42.7 Sq. M)

- Ground Floor
- Within Walking Distance to the High Street
- Grade II Listed
- New Lease Available

Location

Hadleigh is a market town and civil parish in the county of Suffolk with a population of circa 10,000 and is located roughly 10 miles West of Ipswich and 12 miles East of Sudbury.

The property is in Queen Street, which is in the centre of the town, within walking distance to the High Street and Cemetery. The town offers an extensive range of local amenities including restaurants, pubs, educational and sports facilities and a wide selection of independent shops. Occupiers include Adnams, East of England Co-Op Supermarket and Greggs.



Description

Set near the end of a minor "no through road", the property comprises a ground floor office with a staff room/store and WC to the rear.

The property is a Georgian Era mid-terrace building, constructed in brick with bay sash window and original features such as the fireplace.

Accommodation

The property benefits from the following net internal floor area (NIA):

Office	208 sq.ft
Staff Room	151 sq.ft
Store/WC	100 sq.ft
Total NIA Area	459 sq.ft (42.7 sq.m)

Asking Terms

The property is available by way of a new Full Repairing and Insuring (FRI) lease by way of a Service Charge for a term of years to be agreed with regular upward only rent reviews.

Asking Rent

£8,000 per annum exclusive of Business Rates, Utilities and all other outgoings.

Business Rates

The property appears in the Valuation List with a Rateable Value of £3,250. Exemption under Small Business Rate Relief may apply.

Town Planning

We are advised that that the property benefits from a Class E (Office) Use. Interested parties should make their own investigations with Babergh District Council on 0300 123 4000.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

Energy Performance Certificate

The property is understood to be Grade II Listed and so exemption for an EPC may apply.





Tony Lockwood
t.lockwood@whybrow.net
01206 577667



Charnelle Goodyear
Charnelle.goodyear@whybrow.net
01206 577667



Jacob Clarke
j.clarke@whybrow.net
01206 577667