

26 Church Street, Woodbridge, Suffolk IP12 1DP



Freehold

- Town centre location close to the Market Hill
- Grade II Listed Building with potential for a variety of alternative uses, subject to planning
- Net internal area 203 sq m (2,182 sq ft) / Gross internal area 219 sq m (2,361 sq ft)
- Guide price reduced to £445,000

Class A2
office
premises with
potential for
conversion.



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Details

Location

Woodbridge is a thriving Suffolk market town located on the River Deben approximately 8 miles north east of the county town of Ipswich. The town has an excellent range of shops, restaurants, pubs and recreational facilities.

Although the resident population is only about 11,000 the town draws from a much wider retail and leisure catchment. Woodbridge is also experiencing significant expansion with a range of small and large scale residential and mixed use developments in the process of being built in and around the town. The property is located to the northern end of Church Street, on the east side of the street close to St Mary's Church and the Market Hill. Adjoining occupiers include a variety of independent retailers, offices and residential properties. The main retail district, theatre and river are within a short walk to the south.

Description

The property is believed to have been built towards the end of the 19th century and comprises a predominately two storey L shaped building including a private walled garden to the rear. The building is of brick construction, part timber framed and part rendered to the rear, under a pitched slate roof and incorporating a glazed retail frontage to the right hand section of the ground floor. The property is Grade II Listed and within the town's Central Conservation Area.

The internal specification includes gas fired central heating, fluorescent lighting and carpet floor coverings to the office accommodation. Ancillary accommodation includes a small first floor kitchen together with two WC's. The rear section of the building has been unused for some considerable time and requires complete refurbishment.

A small basement can be accessed via an external hatch.

Alternative Uses

The property has most recently been used as an estate agent's office although originally comprised a five bedroom private house incorporating a small shop to the right hand side of the ground floor used as a butchers.

Planning permission was granted in 1959 for the change of use of the shop to offices retaining part of the premises for ongoing residential use. Planning permission was then granted in 1979 for the reconfiguration of the interior of the premises.

It is considered that the property has potential for a variety of business uses. Alternatively the property could be converted back to its former predominately residential use, as has been the case with a number of similar properties within the immediate area.

All alternative uses are likely to require planning permission and listed building consent and interested parties are advised to make their own enquiries with the local planning authority.

Accommodation

The property provides the following net internal floor areas:

Ground Floor

Former shop	22.85 sq m (246 sq ft)
Main front office (1)	28.02 sq m (302 sq ft)
Office (2)	8.58 sq m (92 sq ft)
Office (3)	7.64 sq m (82 sq ft)
Office (4)	11.09 sq m (119 sq ft)
Former scullery & store (dilapidated)	21.27 sq m (229 sq ft)
External dilapidated store	13.58 sq m (146 sq ft)

First Floor

Office (6)	10.49 sq m (113 sq ft)
Store (7)	2.79 sq m (30 sq ft)
Office (8)	9.93 sq m (107 sq ft)
Office (9)	9.92 sq m (107 sq ft)
Kitchen	2.00 sq m (22 sq ft)
Cupboard	0.85 sq m (9 sq ft)
Store (10)	18.00 sq m (194 sq ft)
Store (11)	15.98 sq m (172 sq ft)
Store (12)	4.82 sq m (52 sq ft)

Basement	14.87 sq m (160 sq ft)
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Total net internal area	202.68 sq m (2,182 sq ft)
Total gross internal area	219.31 sq m (2,361 sq ft)

Business Rates

The property is assessed as follows:

Rateable Value	£9,400
Rates Payable (2019/2020)	£4,615.40 per annum

The rates are based upon a UBR for the current year of £0.491. Small Business Rate Relief/Retail Discount may be available and all interested parties should make their own enquiries with the local rating authority to verify their rates liability.

Local Authority

East Suffolk District Council
East Suffolk House
Station Road
Melton
Woodbridge
Suffolk IP12 1RT
Telephone: 0333 016 2000

Services

We understand that the property is connected to mains electricity, water, gas and drainage.



Not to scale - for identification purposes only



Terms

Offers are invited in the region of £445,000 for the freehold interest.

Estate Agents Act 1979

Please note that one of the joint vendors of the property is an employee of Fenn Wright.

Particulars

June 2019.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

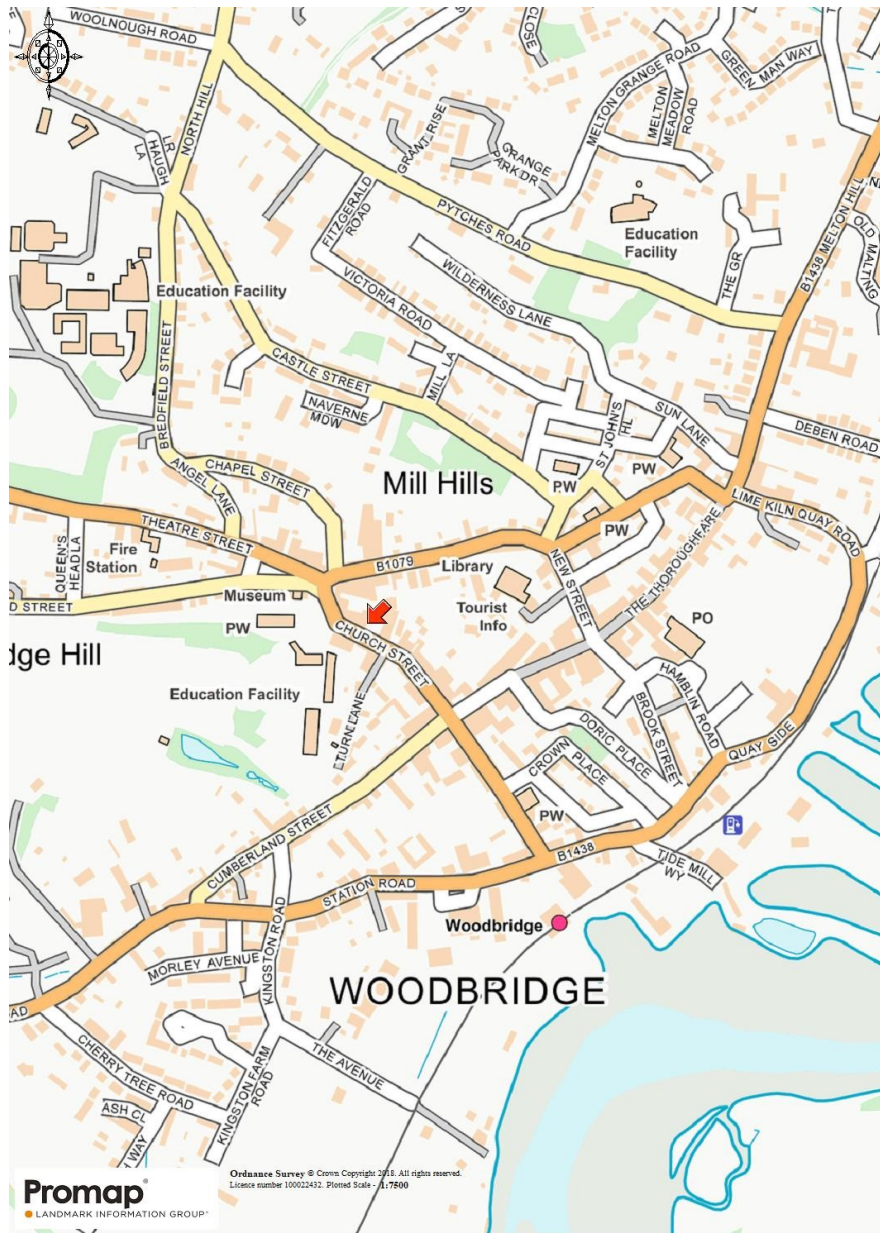
1 Buttermarket, Ipswich, IP1 1BA

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fennwright.co.uk

Contact **Alistair Mitchell**

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Location plan

For further information

01473 232 701

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Particulars for 26 Church Street, Woodbridge, Suffolk IP12 1DP

