



AVAILABLE TO LET

Prominent Ground Floor Retail Unit

73-75 High Street, Hadleigh, Suffolk, IP7 5DY

RENT

£50,000 per annum exclusive

AREA

2,233 sq. ft.

[207.41 sq m]

IN BRIEF

- » Located centrally within the High Street
- » NIA: 2,233 sq ft (207.41 sq m)
- » Rent £50,000 per annum exclusive
- » Available for immediate occupation

LOCATION

Hadleigh is a popular market town with a resident population of approximately 10,000, situated 10 miles west of the county town of Ipswich.

The property is situated on the west side of High Street with a return frontage onto Queen Street. This location forms part of Hadleigh's main retail pitch being centrally located. Nearby occupiers include Andrew's Butchers, East of England Co-Op, Fork and many other national/local occupiers.

DESCRIPTION

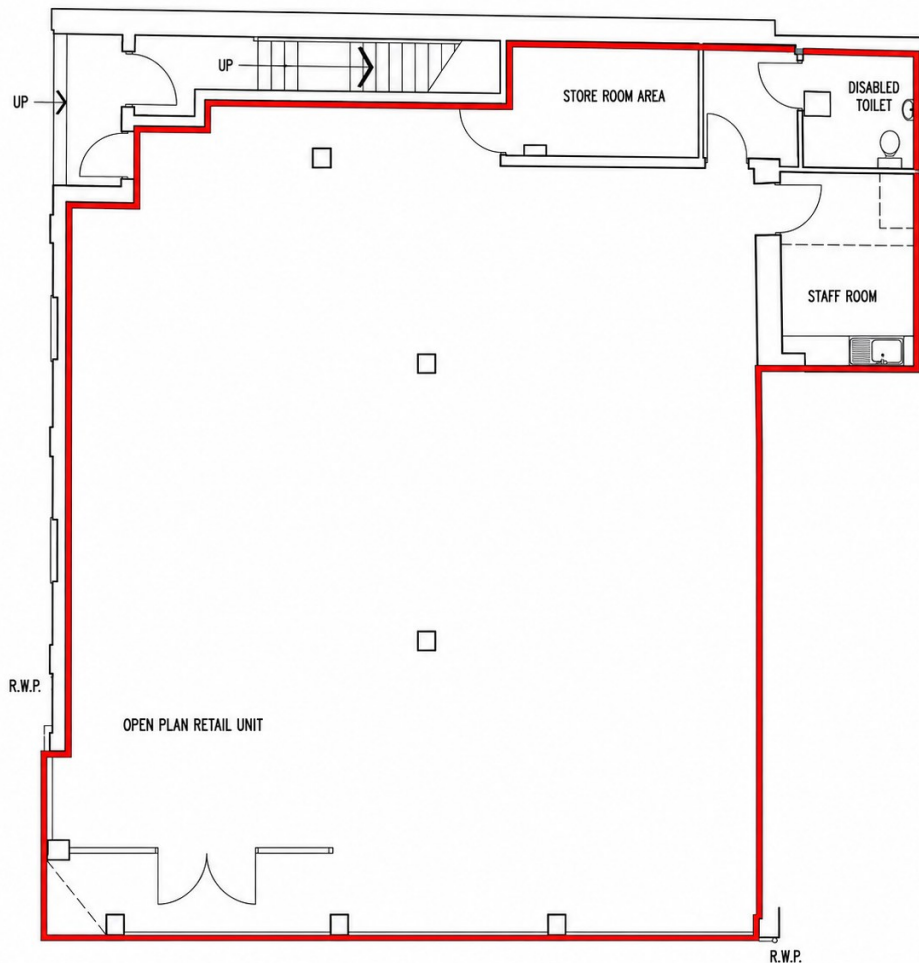
The property comprises a self-contained ground floor retail unit within a two-storey building. The main entrance is via double doors fronting High Street and, internally, the property is configured to provide a large open-plan, regular-shaped retail area together with a small partitioned store, kitchen and WC facilities situated to the rear.

The main retail area is fitted with air conditioning, spot lighting, vinyl floor coverings, CCTV and an electric curtain heater to the main entrance door. The unit benefits from a fully glazed retail frontage onto High Street, together with a return frontage onto Queen Street.

ACCOMMODATION [Approximate Net Internal Floor Areas]

- » Retail: 2,062 sq. ft. [191.56 sq. m.]
- » Store: 73 sq. ft. [6.80 sq. m.]
- » Kitchen: 97 sq. ft. [9.05 sq. m.]
- » WC: -- --
- » Total Net Internal Floor Area: 2,233 sq. ft. [207.41 sq. m.]





NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

SERVICES

It is understood the property is connected to a mains water, drainage and electricity.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all those serving the property including IT and telecommunications.

ENERGY PERFORMANCE CERTIFICATE [EPC]

B (48) ref: 6625-4534-6301-1808-6340

BUSINESS RATES

The property is assessed as follows:

Rateable Value: £36,000

Rates Payable (2026/27): £13,752

The rates payable referred to above are based upon the property being occupied for a qualifying retail use and assume that the occupier will benefit from the Retail, Hospitality & Leisure multiplier of £0.382. Should the property be occupied for an alternative use, the applicable multiplier and resulting rates liability will differ. All interested parties should make their own enquiries with the Local Authority in order to verify their rates liability.

LOCAL AUTHORITY

Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX

Tel: 0800 1234000

TERMS

The property is available on a new effective full repairing and insuring business lease at an initial rent of £50,000 per annum exclusive.

A service charge is payable in relation to the upkeep of the common areas of the building.

The rent and service charge are subject to VAT.

LEGAL COSTS

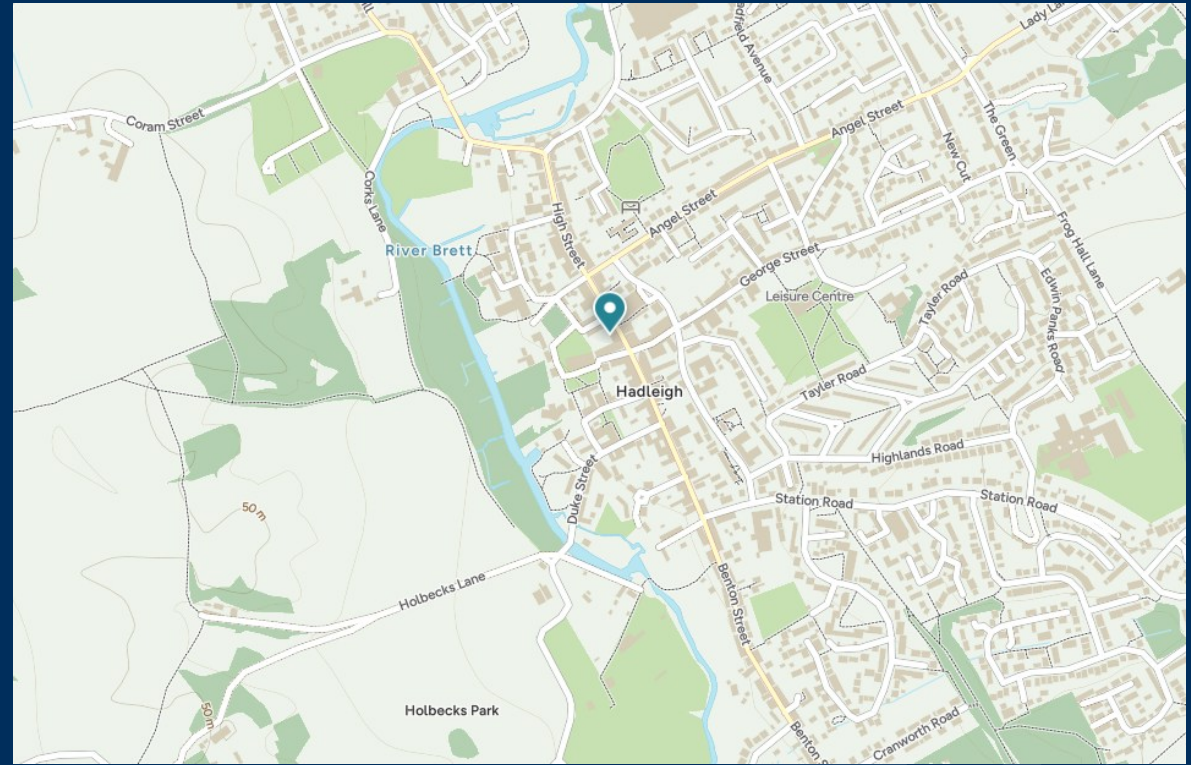
Each party is to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT
VIA THE SOLE AGENTS:

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Particulars created July 2026

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