

# On the Instruction of Barclays Bank

## Assignment or Sublease

### HADLEIGH, 40 High Street, IP7 5AN



#### Location

The property is located in the market town of Hadleigh, some 10 miles west of Ipswich and 16 miles northwest of Colchester.

The property is situated on the east side of High Street opposite its junction with Market Place.

Nearby occupiers include TSB Bank, Greggs and The Co-operative.

#### Description

The property is arranged over ground and basement only with the following approximate areas and dimensions.

#### Accommodation

Ground Floor	266.91 sq m	2,873 sq ft
Basement	23.22 sq m	250 sq ft
Total	290.13 sq m	3,123 sq ft

#### Tenure

expiring 26 March 2027. There is a tenant break option on 26 March

Alternatively, the premises are available by way of a sub-lease until

#### Passing Rent

£23,250 per annum exclusive.

#### Rates

We understand that the current Rateable Value is £26,250 and the Rates Payable are £12,600 per annum. The UBR for 2018/2019 is 48.0p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

#### EPC

Available upon request.

#### Viewing

By appointment via this office:

Adam Caplan

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