

*A prominent retail unit or office premises in a prime position in Framlingham.*

Guide Price  
£165,000 Freehold  
Ref: B202/JG

5a Albert Place  
Framlingham  
Suffolk  
IP13 9DX



A ground floor retail unit or office premises extending to approximately 491 square feet (46 sqm).

Retail area or office with storeroom and WC.

**For sale with vacant possession**

Contact Us



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## Location

The premises are located along Station Road, in a prominent and prime position in the popular, historic market town of Framlingham. The thriving town offers a variety of shops and businesses including a Co-op supermarket, coffee shops, restaurants, hairdressers, antique shops, travel agents and delicatessen. It is also home to a number of pubs and restaurants, a medical centre, vets and other businesses providing day-to-day services.

## Description

The property comprises an attractive ground floor retail unit or office premises, occupying a prominent position in Albert Place fronting onto one of the main arterial routes through Framlingham. The premises extends to approximately 491 square feet (46 sqm) and comprises a main retailing area or office with storeroom and WC. The property has recently been subject to a full renovation programme following flooding.

The accommodation comprises:-

	Sq.m	Sq.ft
Retail/Office	38	411
Store Room	6	61
WC	2	20
	46	491

## Services

Mains electricity, water and foul drainage are connected to the property.

## Rateable Value

The property has a rateable value of £3,650.

## Local Authority

East Suffolk Council.

## EPC

D(84).

## Viewing

By appointment with Clarke and Simpson.



## Site Plan - Indicative Only

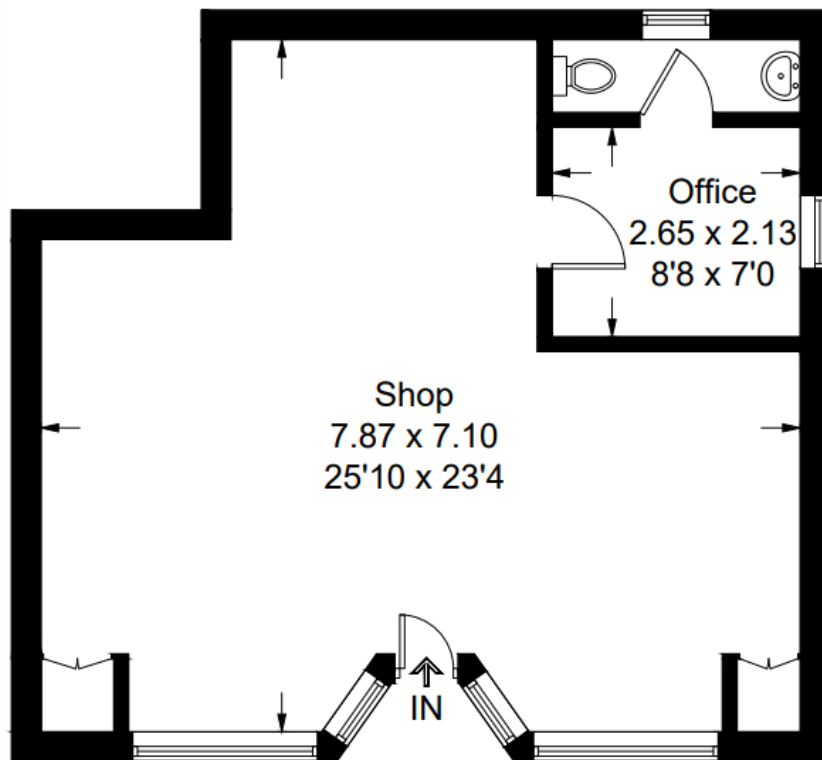


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1128372)

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

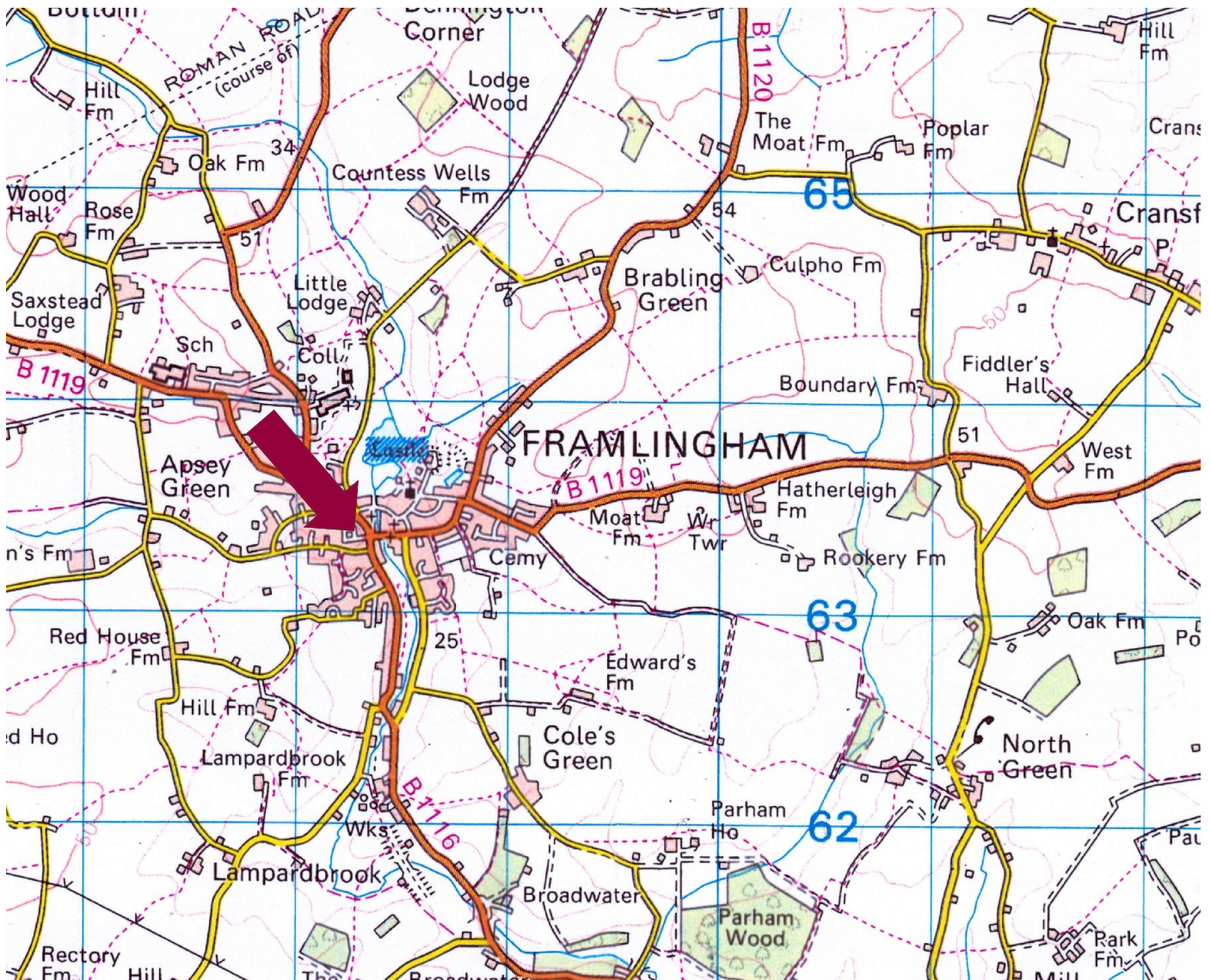
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

January 2025

## Directions

From Clarke & Simpson's offices proceed in a southerly direction towards Albert Place and the premises will be found a short way along on the right hand side.

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