

*First floor office (or retail) premises  
situated just off Bridge Street in the  
heart of Framlingham Town.*

**TO LET**  
**£6,000 PAX**  
Ref: P5237/JG

Part First Floor Offices  
Bridge House  
Bridge Street  
Framlingham  
IP13 9AJ



A well laid out and appointed first floor office suite extending to 52sq.m (560sq.ft).

Town centre location.

**Available Immediately**

Contact Us



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## Location

The property is situated in an excellent location set back from Bridge Street and adjoining Framlingham's Market Hill—the main retail destination of the town. The town offers an excellent range of local retailers including Collated, Framlingham Pharmacy, Coopers, Fred Olson Travel, Sue Ryder, Bullstrodes, Panorama, Fram Home & Gifts and Hall Farm Butchers, together with a Co-op supermarket, restaurants, cafes and other local amenities. The town is famous for its late 12th century castle and is home to Framlingham College.

## Description

The office is situated on the first floor of Bridge House and is one of two office suites within the building, all set above a ground floor retail unit. This office is well appointed and boasts two open plan offices with a large storage cupboard adjoining. In addition to the offices, there is use of a kitchenette (shared with one other occupier) and a separate cloakroom. The premises have a net internal area of approximately 560 square feet (52 square metres).

## Terms

The premises are available to rent on a new lease with an initial term to be agreed, an annual rent of £6,000 per annum exclusive. Any lease will be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954. The lease will be on the basis of internal repairing obligations. A deposit will be held by the Landlord equivalent to three months rent.

## Insurance

The Landlord will insure the building and recharge the premium to the Tenant.

## Services & Outgoings

Electricity, gas and mains water are connected to the property. These utilities are metered and the Tenant will be responsible for these costs.

## Rateable Value

£5,400. Business Rates will be the responsibility of the Tenant, however Small Business Rate Relief may apply for certain Tenants.

## Legal Costs

Each party to be responsible for their own legal costs.

## EPC

C (75)

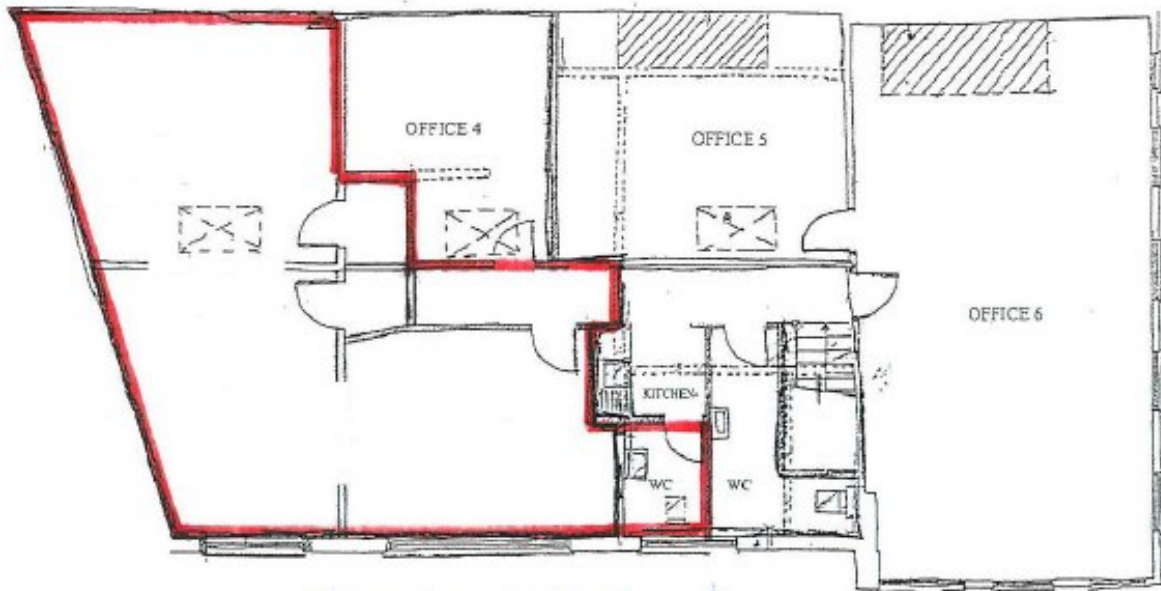
## Local Authority

East Suffolk Council.

## Viewing

By appointment with Clarke and Simpson.





Floor plan - indicative only

#### 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.

## Directions

From the Clarke and Simpson offices at Well Close Square, proceed towards the Market Place on Bridge Street for approximately 200m, where the property will be located on the left hand side, set back from the road next to Framlingham Library.

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