

*A prominent retail premises on
Market Hill in the centre of
Framlingham*

TO LET
£6,500 PAX
Ref: P4586A/JG

7A Market Hill
Framlingham
Suffolk
IP13 9AN



Shop area of approximately 165sq ft plus small store room and WC.

Town centre location on Market Hill/Market Place

Available Immediately

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

The premises occupies a prime location on Market Hill in the very centre of the popular and highly regarded town of Framlingham. The town offers an excellent range of retailers including Collated, Framlingham Pharmacy, Coopers, Fred Olson Travel, Sue Ryder, Panorama, Urban Design 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. The County Town of Ipswich lies about 17 miles to the south-west.

Description

The premises comprises a small, but prominent retail unit, that could be used as both a shop, as it has been for a number of years, or for financial or professional services, subject to the necessary planning permissions. The Landlord will not allow for it to be used for any food related uses.

A part glazed door from the Market Hill leads to a lobby with a panelled door opening into the shop. There is a 6' wide window overlooking the Market Hill and the main room is 15' (4.57m) deep with an average width of 11' (3.35m). The room widens at the rear and there is a door leading into the storage area which is partially shelved and houses a WC and hand wash basin.

Terms

The premises are available to rent on a new 3 year lease, which will be excluded from the security of tenure of the Landlord and Tenant Act 1954. The Tenant will be responsible for the internal repair of the building as well as the upkeep and repair of the external shop front, including the glazing. The Landlord will arrange for the shop front to be redecorated every 3 years, the cost of which will be rechargeable to the Tenant. Rent to be paid quarterly in advance.

Deposit

A deposit will be held by the Landlord equivalent to three months rent.

Insurance

The Landlord will insure the whole property, together with the neighbouring property, 30 Bridge Street, recharging a third of the premium to the Tenant. The Tenant will need to insure the glass within the shop front as well as their contents.

Services

Electricity is connected to the property and separately metered. The water supply is via the neighbouring retail unit, 30 Bridge Street (also owned by the Landlord) which, in turn, supplies 7A Market Hill. There is a check meter which Essex and Suffolk Water administer to provide a separate bill to the occupier of 7A Market Hill.

The Tenant will be responsible for the cost in connection with and any payment of any other utilities consumed.

Rateable Value

£4,250. Business Rates will be the responsibility of the Tenant, however Small Business Rate Relief may apply for certain Tenants.

Legal Costs

A contribution of £750+VAT will be required towards the Landlords Solicitors costs for the preparation of the lease.

Local Authority

East Suffolk Council.

Energy Performance Certificate (EPC)

C(70)

Viewing

By prior appointment with Clarke & Simpson.



NOTES

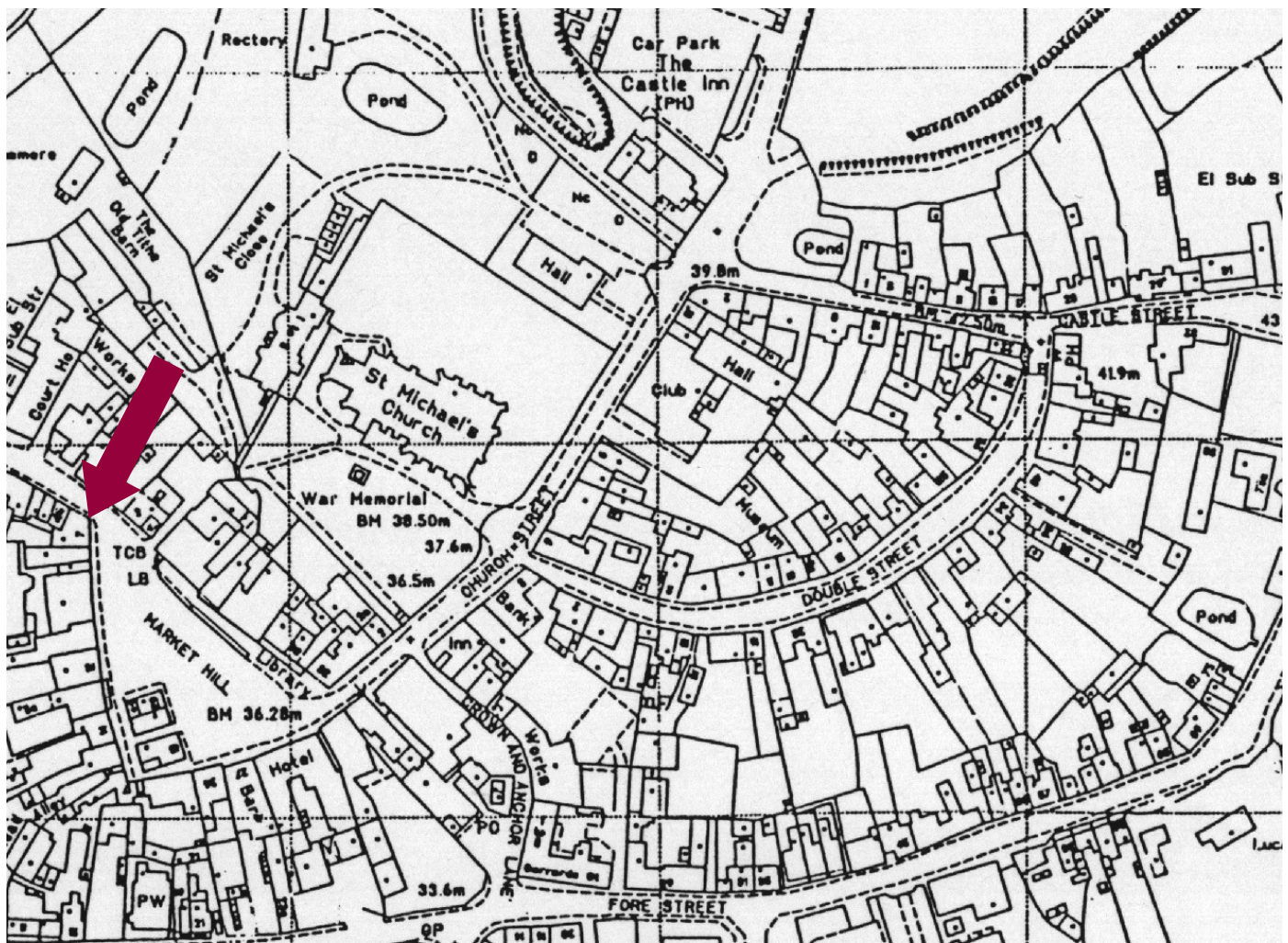
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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 Agent's office in Well Close Square proceed up Bridge Street onto Market Hill where 7A will be found directly on the right-hand side of the road.

For those using the What3Words app: [///activity.unfit.stubbed](http://activity.unfit.stubbed)



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