

*A smart business unit/office premises,
situated in the town of Framlingham,
Suffolk.*

TO LET
£7,800 PAX
Ref: P5804/JG

1 Great Eastern Yard
Framlingham
Suffolk
IP13 9EE



A modern office premises or business unit forming part of Hopkins Homes' Prospect Place development in Framlingham, arranged over ground and first floors, and extending to over 900 square feet (85 sqm) with car parking facilities.

Available Immediately, New Lease Available

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 form part of the impressive and popular Prospect Place development which is currently being undertaken by the award winning local developer, Hopkins Homes. Framlingham 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. Both Sir Robert Hitcham's Primary School and Thomas Mills High School are highly regarded. There is also Framlingham College, which is served by its preparatory school, Brandeston Hall, some five miles away. Framlingham is perhaps best known for its magnificent castle, which is managed by English Heritage.

Description

The premises form part of Hopkins Homes' Prospect Place development in Framlingham. 1 Great Eastern Yard, is located to the north of the development, with vehicular access via Victoria Mill Road and the existing neighbouring businesses - The Station pub, Andy Tiernan Motorcycles and Bed Bazaar.

The premises adjoin a terrace of residential dwellings, and benefit from planning permission for Business Uses B1 but now known as Class E) although alternative uses would be acceptable to the Landlord, but we understand these would require planning permission for change of use.

The accommodation extends to approximately 906 square feet (84.22 square metres) in total and is open plan in its design. On the ground floor there is an enclosed wc, small kitchenette and a walk-in freezer. On the first floor is a single open plan room.

Immediately beside the premises are 6 allocated car parking spaces.

Terms

The premises are available to rent on a new lease with a minimum term of 3 years at an annual rent of £10,800 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 full repairing obligations. A deposit will be held by the Landlord equivalent to three months rent.

Insurance

The landlord will insure the premises and re-charge the premium to the Tenant. The Tenant will need to insure their own contents.

Services

Electricity, water and foul drainage are connected to the property. There is also a gas connection but this is not currently utilised. Utility charges will be the responsibility of the Tenant.

Service Charge

A annual service charge of approx £150 is payable to Hopkins Homes in respect of the communal estate management. This service charge will be the responsibility of the Tenant.

Energy Performance Certificate (EPC)

B(41)

Rateable Value

To be confirmed.

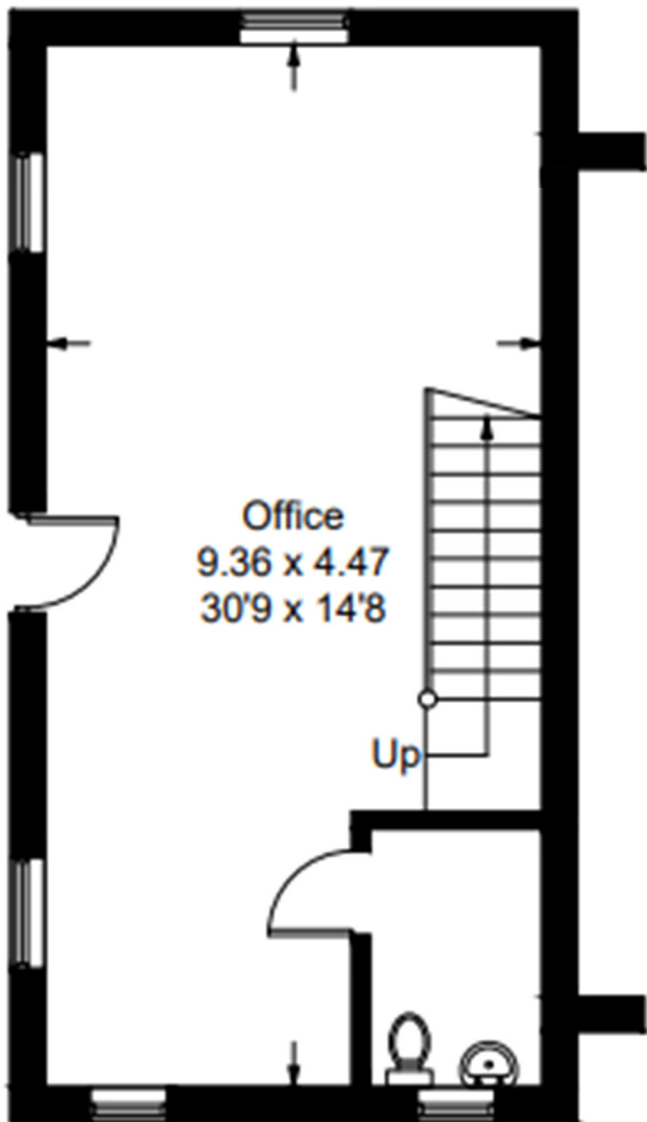
Local Authority

East Suffolk Council.

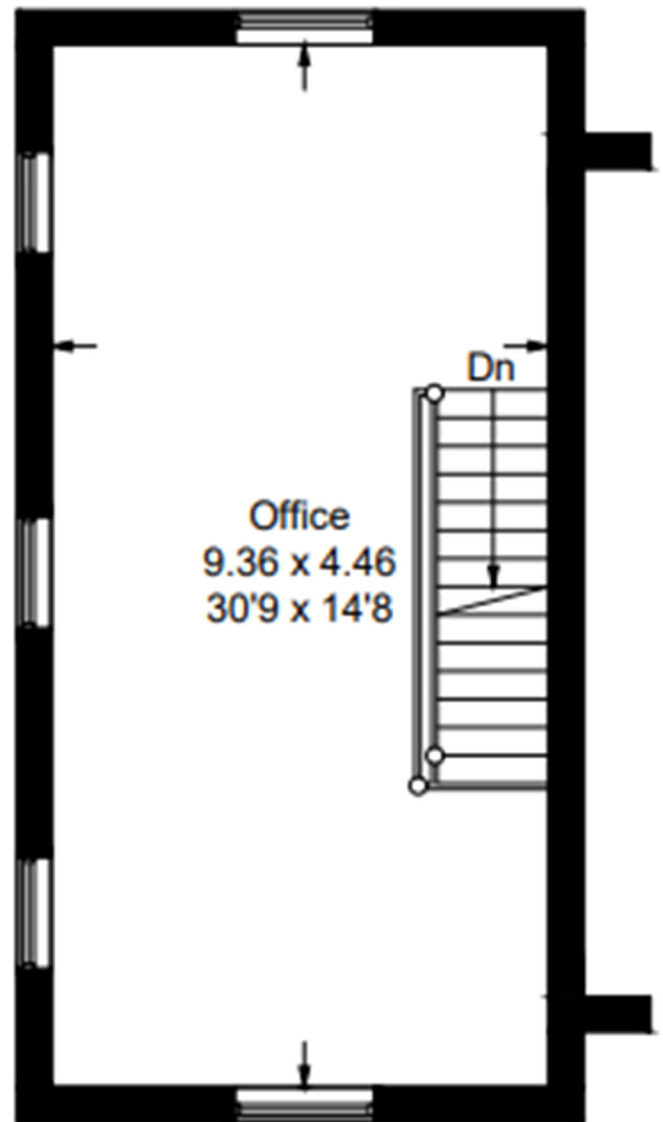
Viewing

Strictly by appointment with Clarke and Simpson.

Floorplan - Indicative Only



Ground Floor

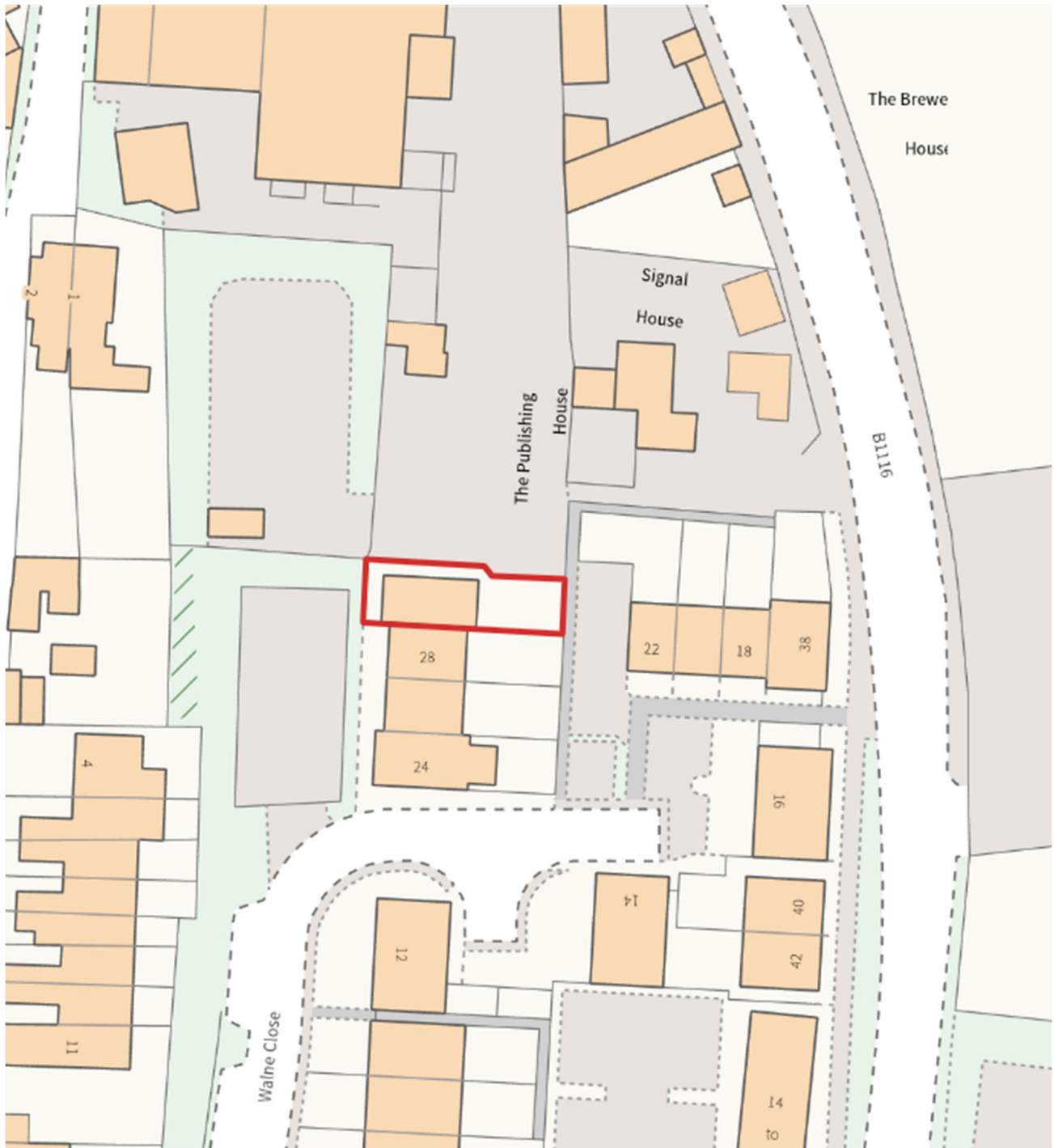


First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1183660)



Site Plan - Indicative Only



NOTES

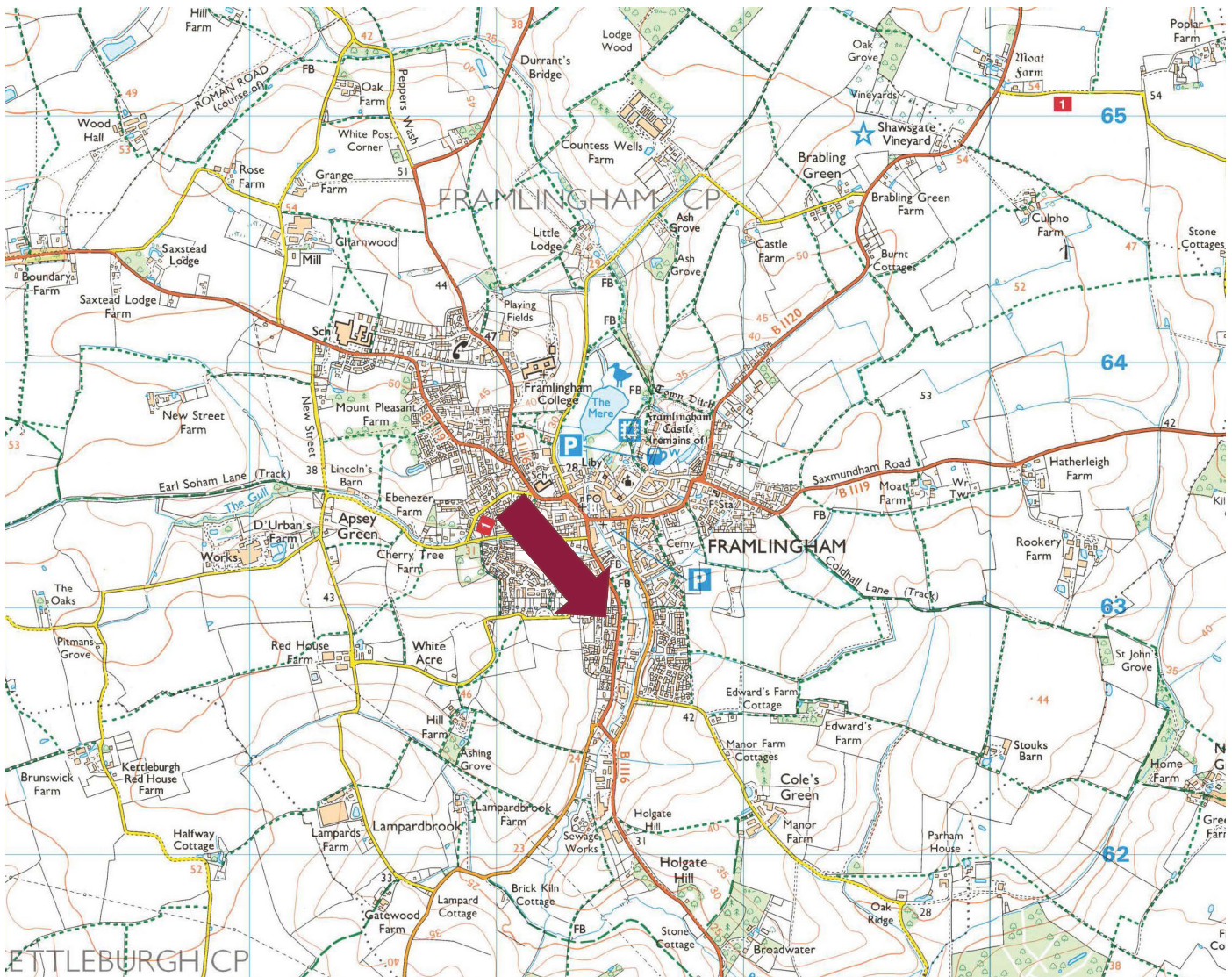
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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.

March 2025

Directions

From Clarke & Simpson's offices in Well Close Square proceed in a southerly direction along Station Road. Turn right into Victoria Mill Road and then immediately left onto the unmade road beside The Station pub. Continue along this roadway and the premises will be found straight ahead.

For those using the What3Words app: [///gosh.clerics.spinners](http://gosh.clerics.spinners)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.