

47 & 49 High Street, Leiston, IP16 4EL

*GUIDE PRICE: £140,000 - £160,000 (plus fees)



Two neighbouring retail properties, one vacant and one with established tenant

On the east side of the High Street in the heart of the town's retail district is this neighbouring pair of retail premises.

Leiston is situated some 4 miles from both Saxmundham and Aldeburgh respectively with the A12 just a short distance away which provides road communication to the county town of Ipswich.

47 High Street is a vacant 2 storey end terraced building of around 1450 sq ft with retail areas, store room/office, kitchen & WC facilities and a further first floor store room. Currently it has retail shop use but previously has been utilised as a restaurant and an information centre therefore potentially lending itself to a variety of trades.

49 High Street is a mid-terraced unit of approximately 1160 sq ft again with retail space, stock room, first floor storage, WC and kitchen facilities. It is currently let to Sue Ryder on a 5 year lease from October 2014 at a rent of £6500 per annum. We understand negotiations are underway to establish a new 10 year lease.



Number 47



Number 49

Partner Agent:
FennWright.

Tenure: Freehold
Local Authority: Suffolk Coastal District Council. Tel: 01394 383789.
Solicitors: Gotelee Solicitors, 31-41 Elm Street, Ipswich, IP1 2AY. Tel: 01473 298168. Ref: Annalise Shelcott.
Viewing: Open days scheduled for Thursday 11th October between 10:00am - 10:45am and Tuesday 16th October between 3:00pm - 3:45pm
Energy Performance Certificate (EPC): Current Rating G, E

Additional Fees
Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 (£700 + VAT), payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.