

## Prime High Street Retail Unit - To Let

186 High Street, Aldeburgh, Suffolk, IP15 5AQ

# Merrifields



Size: 1,143 Sq Ft

Located in the centre of Aldeburgh High Street


One of the regions most popular Seaside Towns

Draws good footfall throughout the year

Ground Floor retail with Rear & First Floor storage

Available To Let on terms to be agreed



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Merrifields Chartered Surveyors  
63 Churchgate Street  
Bury St Edmunds, IP33 1RH

## Description

Prime retail position in the centre of Aldeburgh. The property is situated in the central part of the high street in Aldeburgh. The town is one of the region's most popular seaside towns and has a thriving high street.

There are a number of independent and national retail operators with nearby occupiers including; L'Occitane, Prezzo, Aldeburgh Fish&Chips, Ives, Fleur, Aldeburgh Market, Munchies, Seasalt, Weird Fish, Adnams, Two Magpies Bakery, Fat Face and Joules.

The retail unit has an open plan retail area with a large display window. There is also a rear storage area with a Kitchenette and WC. There is further storage space on the First floor.

## Accommodation

The property has been measured to produce the following approximate NIA(s):

Grand Floor	74.88 Sq M	806 Sq Ft
First Floor	31.31 Sq M	337 Sq Ft
Total	106.18 Sq M	1,143 Sq Ft



## Availability

The property is available TO LET immediately on terms to be agreed

## Rent

£40,000 per annum exclusive

## VAT

Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## Business Rates

The rateable value is £21,250 (2023).

## Service Charge

None.

## Costs

Each party will bear their own legal costs.

## Use & Planning

The premises are suitable for a variety of commercial, business and service uses within class E of the use classes order including retail, professional services and cafe use.

## EPC

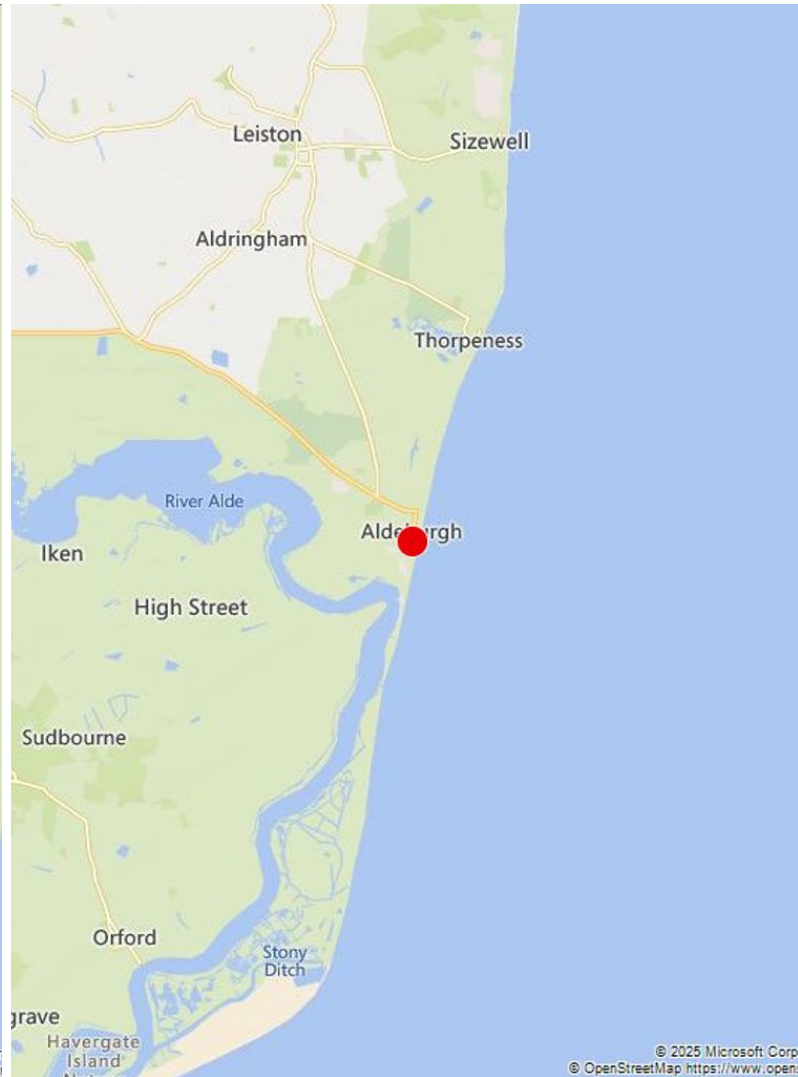
The EPC rating is B (39).



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## Viewing & Further Information

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REF: A000784 / 30.01.26

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