

# TO LET

Ground Floor Commercial  
B1 Office / A2 Financial  
Services Shop Unit with  
Allocated Parking

Extending to approx. 733  
sq. ft.

Ground Floor  
1 & 2 The Brooks,  
Deben Meadows,  
Melton, Woodbridge,  
Suffolk IP12 1NH

**£12,000pax**  
**plus VAT**

**NP** NICHOLAS  
PERCIVAL  
COMMERCIAL



## LOCATION

The property is situated off Melton Road, between Woodbridge and Melton. Woodbridge Town Centre is within a third of a mile to the south and the A12 is within one mile. Woodbridge Train Station provides a regular service to Ipswich, where an intercity service is available to London Liverpool Street with a journey time of approximately 65 minutes.

From Woodbridge proceed along Melton Hill (B1438) for approximately 0.75 miles, the entrance to the Deben Meadows development will be found on the right hand side. The ground floor unit is situated at the entrance to the development which comprises 54 houses, apartments and 3 business units. Nearby commercial operators include the Coach and Horses public house, Melton Produce Convenience Store, Petrol Station with Spar and Costa Express shop, FS Tyre & Service Centre and The Smithfield Industrial Estate.

## DESCRIPTION

The property comprises a ground floor commercial business unit, benefitting from fully glazed shop front together with front and rear access and 3 car parking spaces. The unit extends to a net internal area of approx. 733 sq. ft. benefitting from carpets, electric heating, single W/C and Kitchenette facilities. Externally, there is a garden laid to lawn, to be demised to the property, which would be suitable for seating. This vacant commercial unit provides an attractive business opportunity for an incoming tenant.

## BUSINESS RATES

The property is not currently rated for Business Rates however, we suspect the rateable value will be below the £12,000 threshold and therefore small business rate relief may be available to the occupier, should they qualify.

## TERMS

The premises are available to let by way of a new effective full repairing and insuring lease at an initial rent of £12,000 per annum plus VAT, terms to be agreed.

## LEGAL FEES

Each party to be responsible for their own legal fees in respect of this transaction.

## SERVICE CHARGE

In addition to the rent a service charge is to be levied, estimated at £85 plus VAT pcm. Includes maintenance and upkeep of the estate road and landscaping.

## VIEWINGS

Strictly by prior appointment with the sole agents Nicholas Percival. Please contact Billy Coe:

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OUTSIDE SPACE / GARDEN



REAR ACCESS