

For sale: Shop with holiday  
accommodation above

# Durrants

Commercial



Exterior photos taken July 2020

**6 Pinkneys Lane**, Southwold, Suffolk, IP18 6EW  
Guide Price £400,000 Plus VAT (£480,000)



**EPC****Shop B  
Holiday  
accommodation E****RV****Shop £9,600  
Holiday  
accommodation £2,400****SQ/M****183****SERVICES**

Mains electricity, gas (to holiday accommodation only) water and drainage connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

**POSSESSION & COVENANTS**

The shop is currently let on a short term license arrangement for £900 Plus VAT per calendar month with the licensee being responsible for internal repairs and paying a service charge for services. The holiday accommodation is unoccupied.

The properties layout is currently being reconfigured so the area which is currently a flying freehold will be taken into the shop floor. These floor plans have been adapted to show this new layout.

There will be a restrictive covenant not to sell food or drink from the property placed on the land registry title. The property is Grade 2 listed.

There is a fire exit from the rear of the shop through the adjacent yard of the Red Lion.

The property has been elected for VAT therefore VAT is chargeable on the purchase price. The purchaser will need to make their own enquiries about reclaiming the VAT or de-registering the property for VAT should they wish to.

**VIEWING**

Strictly by appointment with the Commercial office, please call 01379 851038 to arrange a viewing.

**LOCATION**

The property lies in a prominent location on Pinkneys Lane right in the heart of Southwold.

As ever Southwold is an extremely popular seaside town with visitors throughout the year but those numbers rise very considerably in summer. This charming Georgian town offers so many independent bakers, butchers, delicatessens, art galleries and boutiques supported by restaurants, Public Houses and the famous Swan Hotel at the Market Place. Southwold also being home to the renowned brewery Adnams. The town is on the Heritage East Coast and surrounded by land designated as of outstanding natural beauty.

- Ipswich 26 miles
- Norwich 30 miles
- Halesworth with its rail link to London Liverpool Street 9 miles

**DESCRIPTION**

Notable corner end of terrace arranged over three floors basement, ground and first floors.

Accommodation comprises a ground floor shop (currently let), with basement under with a notable curved bay detail. The 2 bedroom first floor holiday accommodation benefits from its own separate side entrance door and views over Southwold including to the beach from the first floor bay window.

**ACCOMMODATION****Net Internal Area**

	Sq. m	Sq. ft.
Basement	22.3	240
Ground floor shop	81.6	879
First floor holiday accommodation	79.6	856
<b>Total</b>	<b>183.5</b>	<b>1975</b>



#### LOCAL AUTHORITY

East Suffolk Council  
Seaview House, The Marina, Lowestoft, NR32 1HH  
Tel: 01502 562111



#### DIRECTIONS

From the agents office on foot turn right onto the high street and walk towards the sea front, turning right on the Market Place onto Queen Street. Continue down Queen Street and the property is on the junction of Queen Street to Pinkneys Lane.



#### PLANNING

Our Building Consultancy Team will be happy to provide advice to prospective purchasers on planning applications, architectural design, building regulations and project management. Please contact the team directly on 01379 646603.



#### CONTACT US

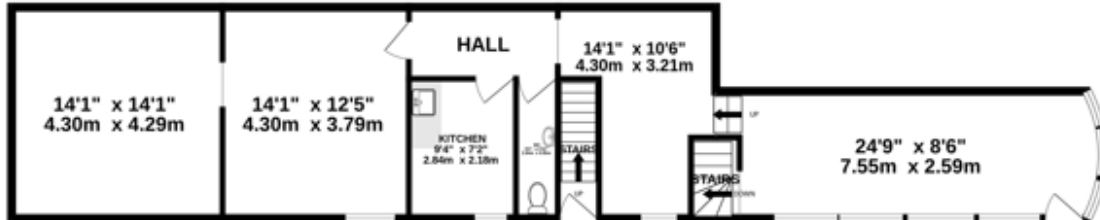
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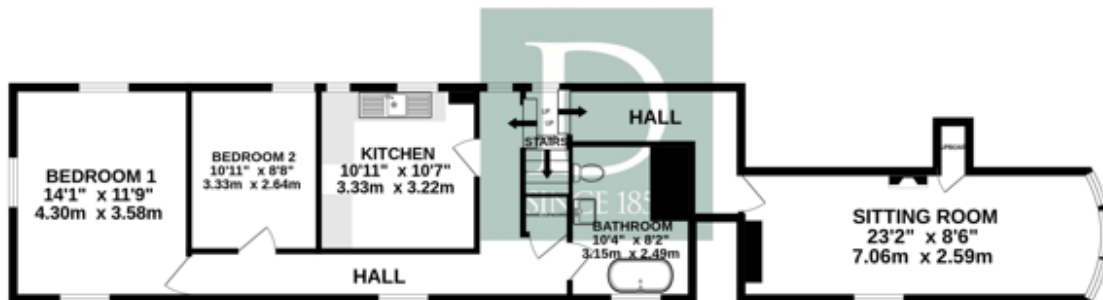


## FLOOR PLANS

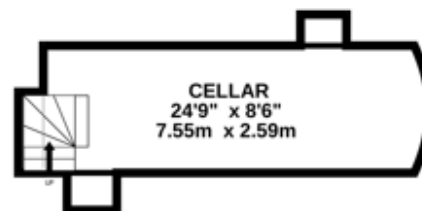
GROUND FLOOR  
879 sq.ft. (81.6 sq.m.) approx.



1ST FLOOR  
856 sq.ft. (79.6 sq.m.) approx.



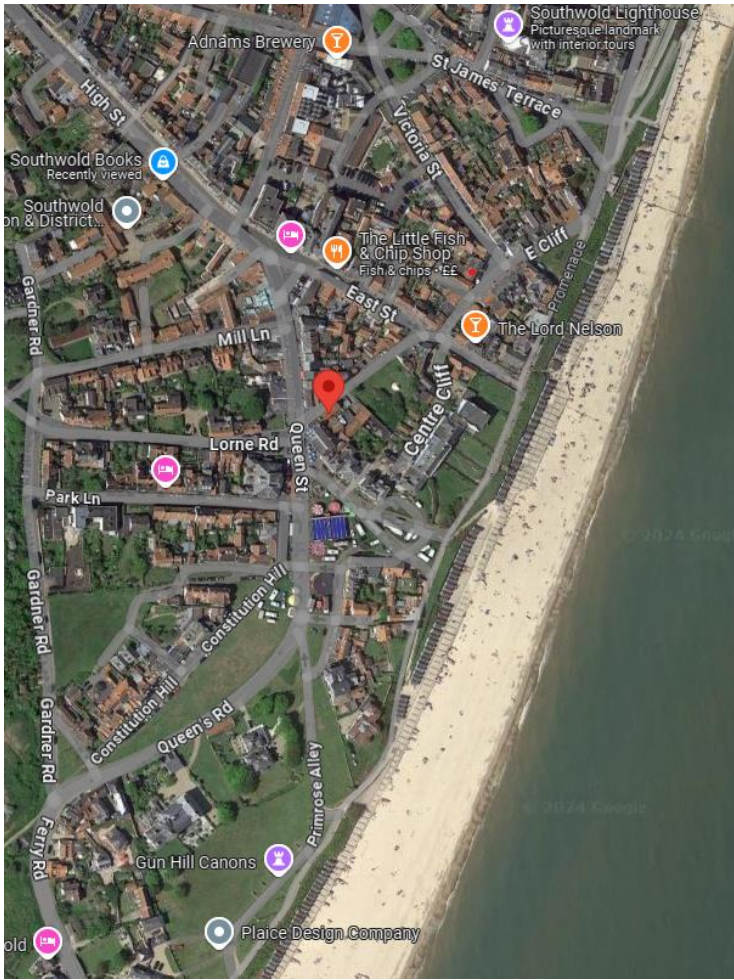
BASEMENT  
240 sq.ft. (22.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1974 sq.ft. (183.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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