



FREEHOLD FOR SALE - REDUCED PRICE

Part-Let Mixed Use Town Centre Property

**53-54 Thoroughfare, Halesworth,
Suffolk, IP19 8AR**

GUIDE PRICE

£625,000

COMMERCIAL AREA

**6,554 sq. ft.
[608.82 sq m]**

RESIDENTIAL AREA

**2,380 sq. ft.
[221.19 sq m]**

IN BRIEF

- » Prominent town centre location
- » Vacant ground floor retail premises with potential for subdivision
- » Four let flats producing a total gross income of £25,860 pa.

LOCATION

Halesworth is a market town in north east Suffolk with a population of 4,927. The prosperous coastal town of Southwold is about 9 miles to the east whilst Ipswich is 55 miles to the south west and Norwich is 24 miles to the north west.

The property is situated on the west side of Thoroughfare in the town centre. Adjoining occupiers include a range of local and regional retailers and the property lies within close proximity to a large public car park on the opposite side of Thoroughfare.

DESCRIPTION

The property has a wide frontage of approximately 19 metres and is partly arranged over three levels to the front and two levels to the rear. The building was originally configured as two separate shops, which have since been combined to form single retail premises, although some areas remain only partially interconnected.

The ground floor provides extensive retail accommodation with a glazed frontage, including a large open-plan sales area within the main section of the building. A single-storey steel frame side extension provides ancillary accommodation, including stores, an office, kitchen, and WC's. To the rear, a further single-storey timber frame glazed extension offers additional retail space opening onto an enclosed, part-surfaced yard.

Access to the upper-floor tenanted flats is provided via a separate, centrally positioned street entrance. Three, one bedroom flats are arranged over the first floor and the fourth, two bedroom flat is at second floor level. The flats are all served by electric heating and are in varying decorative condition.

All four flats are let on residential tenancies and producing a total rental income of £25,860 per annum.





COMMERCIAL ACCOMMODATION

[Approximate Net Internal Floor Areas]

» Ground Floor (main retail area):	4,350 sq. ft. (404.09 sq. m.)
» Rear glazed extension:	1,184 sq. ft. (109.99 sq. m.)
» Rear side store:	839 sq. ft. (77.97 sq. m.)
» Office and Kitchen	181 sq. ft. (16.77 sq. m.)
» Total NIA:	6,554 sq. ft. (608.82 sq. m.)

RESIDENTIAL ACCOMMODATION

[Approximate Gross Internal Floor Areas]

» Flat 1:	526 sq. ft. (48.89 sq. m.)
» Flat 2:	652 sq. ft. (60.58 sq. m.)
» Flat 3:	395 sq. ft. (36.72 sq. m.)
» Flat 4:	807 sq. ft. (75.00 sq. m.)
» Total GIA:	2,380 sq. ft. (221.19 sq. m.)

SERVICES

It is understood the property is connected to mains electricity, gas, water and drainage. The property is served by warm air heating as well as air-conditioning to the rear extension .

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all those serving the property including IT and telecommunications.

LOCAL AUTHORITY

East Suffolk Council
East Suffolk House
Station Rd
Melton
Woodbridge
IP12 1RT

Telephone: 0333 016 2000

ENERGY PERFORMANCE CERTIFICATE [EPC]

EPC rating E(108) - valid until 08 December 2035.

BUSINESS RATES & COUNCIL TAX

According to the VOA, from the 1st April 2026 the premises are assessed as follows:

Rateable Value :	£33,250
Rates Payable (2026/2027):	£12,701.50 per annum

The Rates Payable referred to above are based on the UBR of £0.382 and assumes the occupier will benefit from Retail, Hospitality & Leisure relief . All interested parties should make their own enquires with the local rating authority in order to verify their rates liability.

All of the four flats are within Council Tax Band A.

TERMS

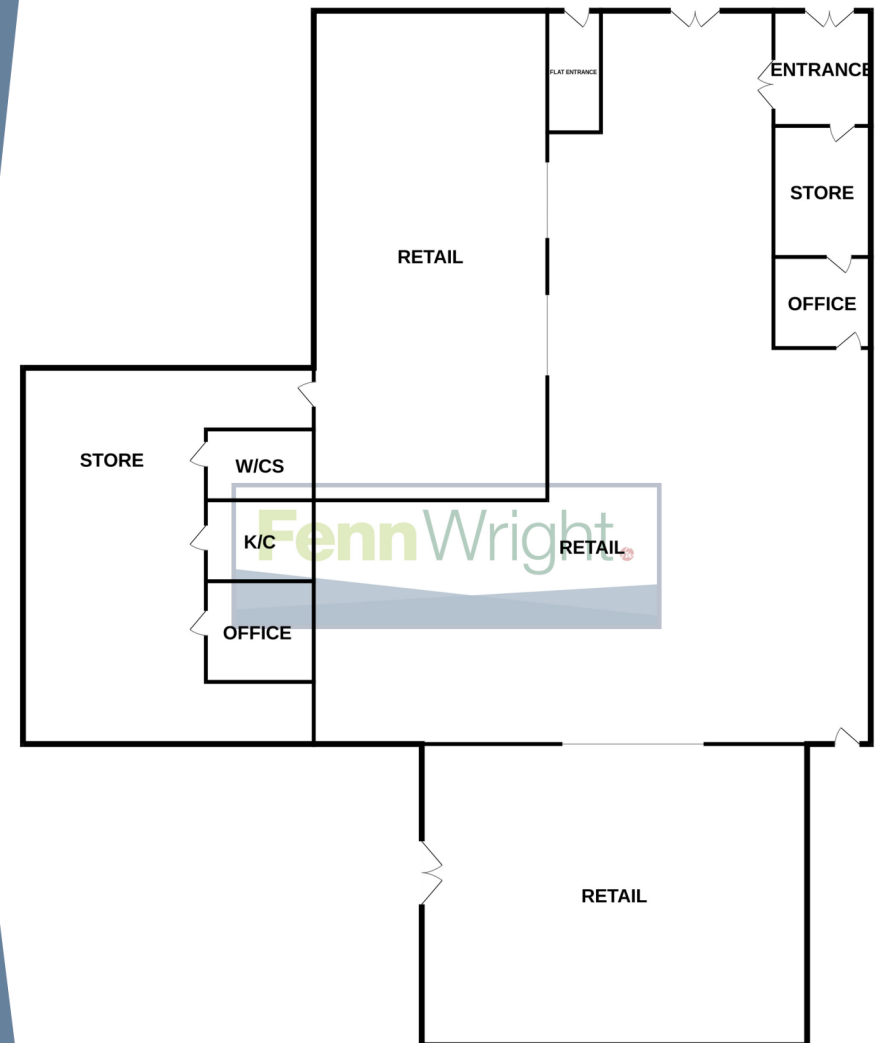
Offers are invited in the region of **£625,000** for the **freehold interest, subject to the residential tenancies.**

HMRC do not have any record of an option to tax and the property is therefore believed to be VAT exempt.

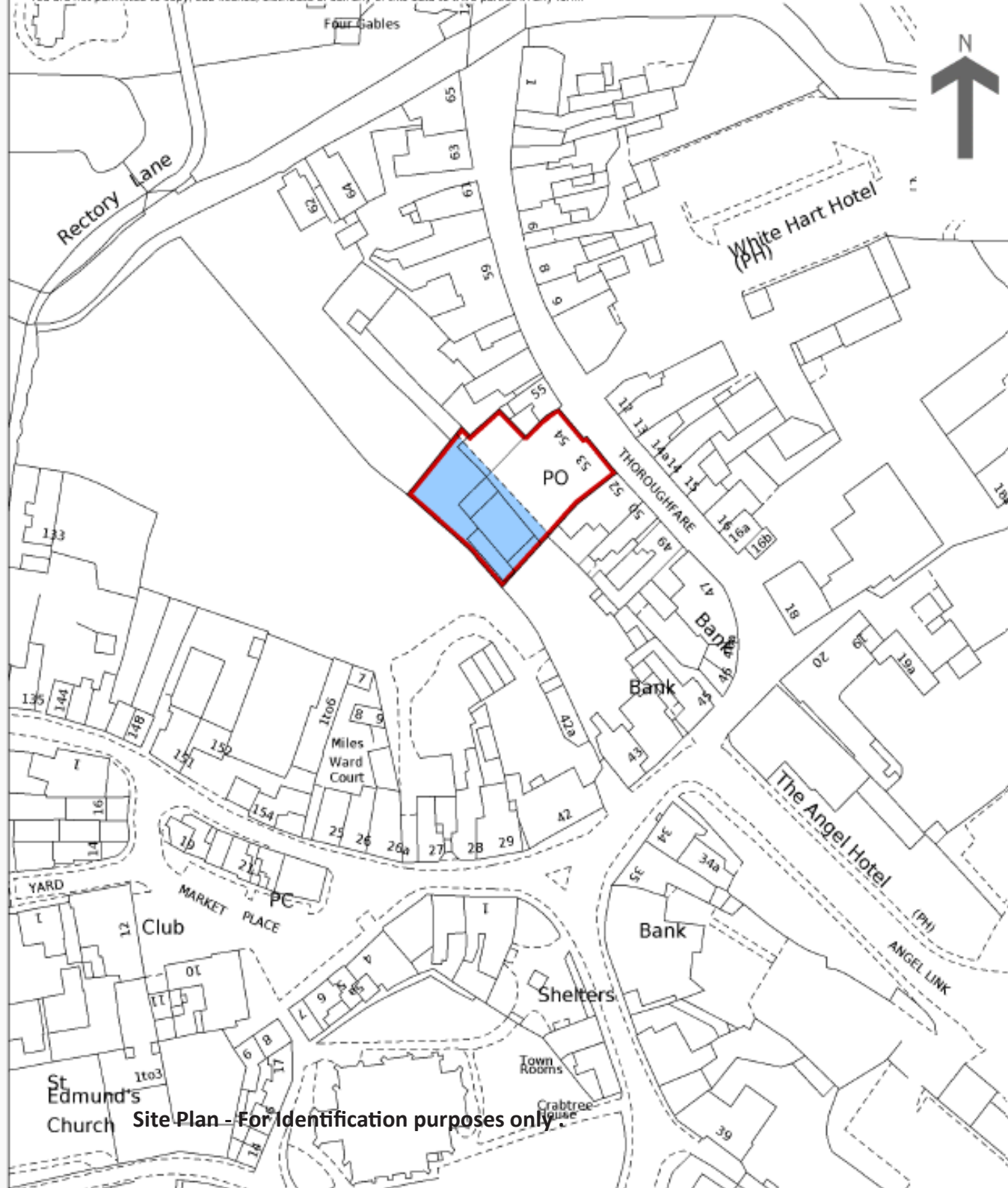
LEGAL COSTS

Each party is to be responsible for their own legal costs.

GROUND FLOOR



Indicative floor plan - not to scale



St Edmund's Church Site Plan - For Identification purposes only.

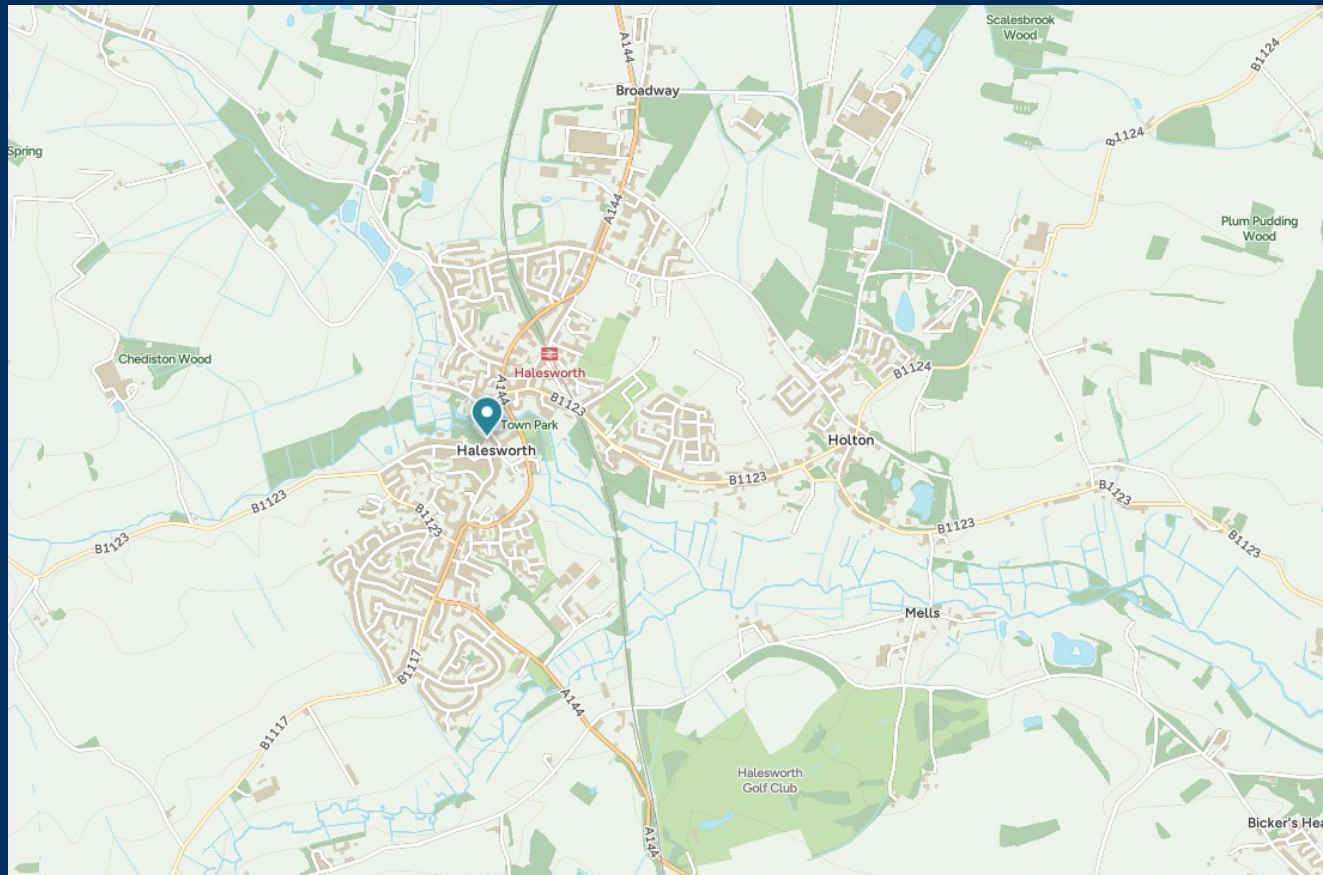
**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE AGENTS:**

**Fenn Wright
1 Buttermarket
Ipswich
Suffolk
IP1 1BA**

**Contact:
Alistair Mitchell
T: 01473 417714
E: agm@fennwright.co.uk**

**Emily Harwood
T: 01473 232701
E: emily.harwood@fennwright.co.uk**

fennwright.co.uk



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright LLP or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

OS licence no: TT000311015

Particulars created April 2026.

