



FREEHOLD FOR SALE

Office Building with Development Potential

**15 Thoroughfare, Woodbridge,
Suffolk, IP12 1AB**

GUIDE PRICE

£275,000

AREA

**1,073 sq. ft. net / 1,251 sq. ft. gross
[99.59 sq. m. net / 116.19 sq. m. gross]**

IN BRIEF

- » Town Centre location
- » Potential for conversion s.t.p
- » Adjoining public car park.

LOCATION

Woodbridge is a thriving Suffolk market town located on the River Deben, approximately 9 miles north east of the county town of Ipswich. The town's railway station links with Ipswich providing a connecting service to London, Norwich and Cambridge.

The property occupies a prominent town centre location in the principal retail district on the north side of Thoroughfare.

Adjoining occupiers include a wide variety of independent, regional and national retailers including Fat Face, SeaSalt, Mountain Warehouse, Costa Coffee and Specsavers. Oak Lane car park is located immediately behind the property, with the Hamblin Road, Station and Deben car parks all being within a short walk.

DESCRIPTION

The property comprises a two storey Grade II Listed building of brick construction under a pitched clay tile roof. The accommodation comprises 3 principal rooms on the ground floor, together with strong room and toilet facilities, with internal stairs leading to the first floor, providing three further good sized rooms. The property retains various period features and is served by electric heating. A rear door leads into a small enclosed courtyard with an additional toilet and door leading out onto Oak Lane.

ACCOMMODATION

The property provides the following approximate floor areas and dimensions:-

Ground Floor:

- | | | |
|----------------------------|-----------|--------------|
| » Reception Office | 186 sq ft | [17.26 sq m] |
| » Side Front Office | 212 sq ft | [19.71 sq m] |
| » Back Office | 137 sq ft | [12.70 sq m] |
| » Strong Room | 30 sq ft | [2.79 sq m] |
| » Internal & External WC's | - | - |





First Floor:

» Front Right Office	167 sq ft	[15.49 sq m]
» Front Left Office	150 sq ft	[13.94 sq m]
» Back Office	<u>191 sq ft</u>	<u>[17.70 sq m]</u>

Net internal floor area 1,073 sq ft [99.59 sq m]

The total gross internal area is approximately 1,251 sq ft [116.19 sq m].

SERVICES

It is understood that the property is connected to mains electricity, water and foul drainage. The vendors have informed us that the gas supply previously serving the property has been disconnected.

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.

PLANNING

The property is understood to be Grade II Listed in conjunction with the adjoining property, No. 13 Thoroughfare.

The property was previously used as a solicitors office and is considered suitable for a variety of Class E (commercial business and service) uses.

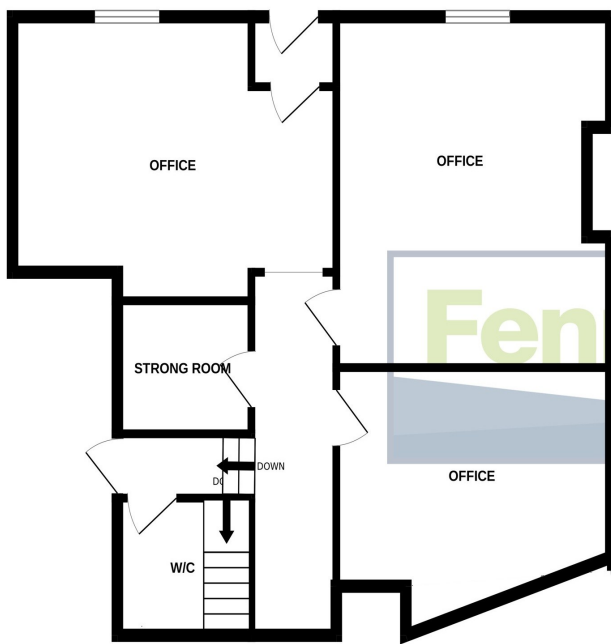
The property is also considered suitable for residential conversion as a whole or in part, subject to planning and Listed Building consent. The vendor has submitted a pre-application enquiry to the local planning authority in order to assess this potential and a response is awaited. Further details will be available in due course. All prospective purchasers are advised to contact the local planning authority regarding their proposed use of the property.

BUSINESS RATES

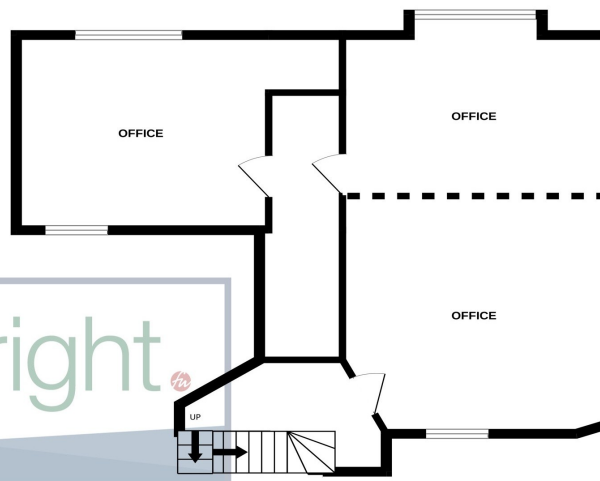
The property is assessed as follows:

Rateable Value (April 2026)	£12,250
Rates Payable (2026/2027)	£5,292 per annum

The above Rates Payable are based upon a Uniform Business Rate of 43.2 pence although Small Business Rate Relief or alternative forms of relief/discounts may be available, depending upon the purchasers proposals for the property. Interested parties are advised to make their own enquiries with the local rating authority.

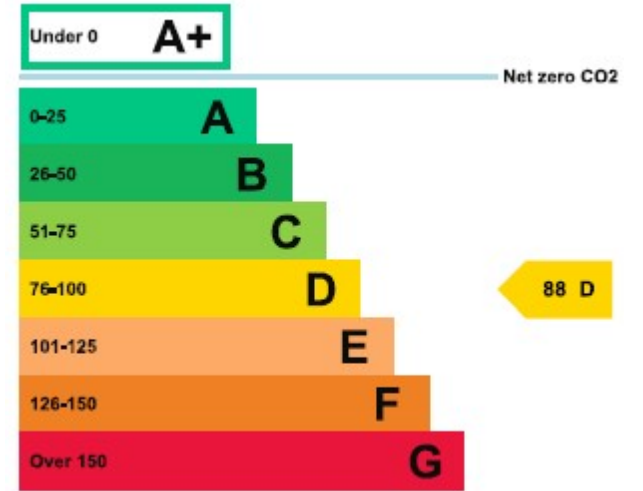


GROUND FLOOR



FIRST FLOOR

EPC:-



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.
Made with Metropix ©2026

LOCAL AUTHORITY

East Suffolk District Council
 East Coast House
 Station Road
 Melton
 Woodbridge
 Suffolk, IP12 1RT

Telephone: 01394 383789

ENERGY PERFORMANCE CERTIFICATE [EPC]

Rating D(88)
 Certificate No: 2180 3742 5060 7103 1995
 Valid until 18 February 2036

TERMS

Offers are invited in the region of £275,000 for the freehold interest with vacant possession upon completion.

The property is VAT exempt.

LEGAL COSTS

Each party will be responsible for their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

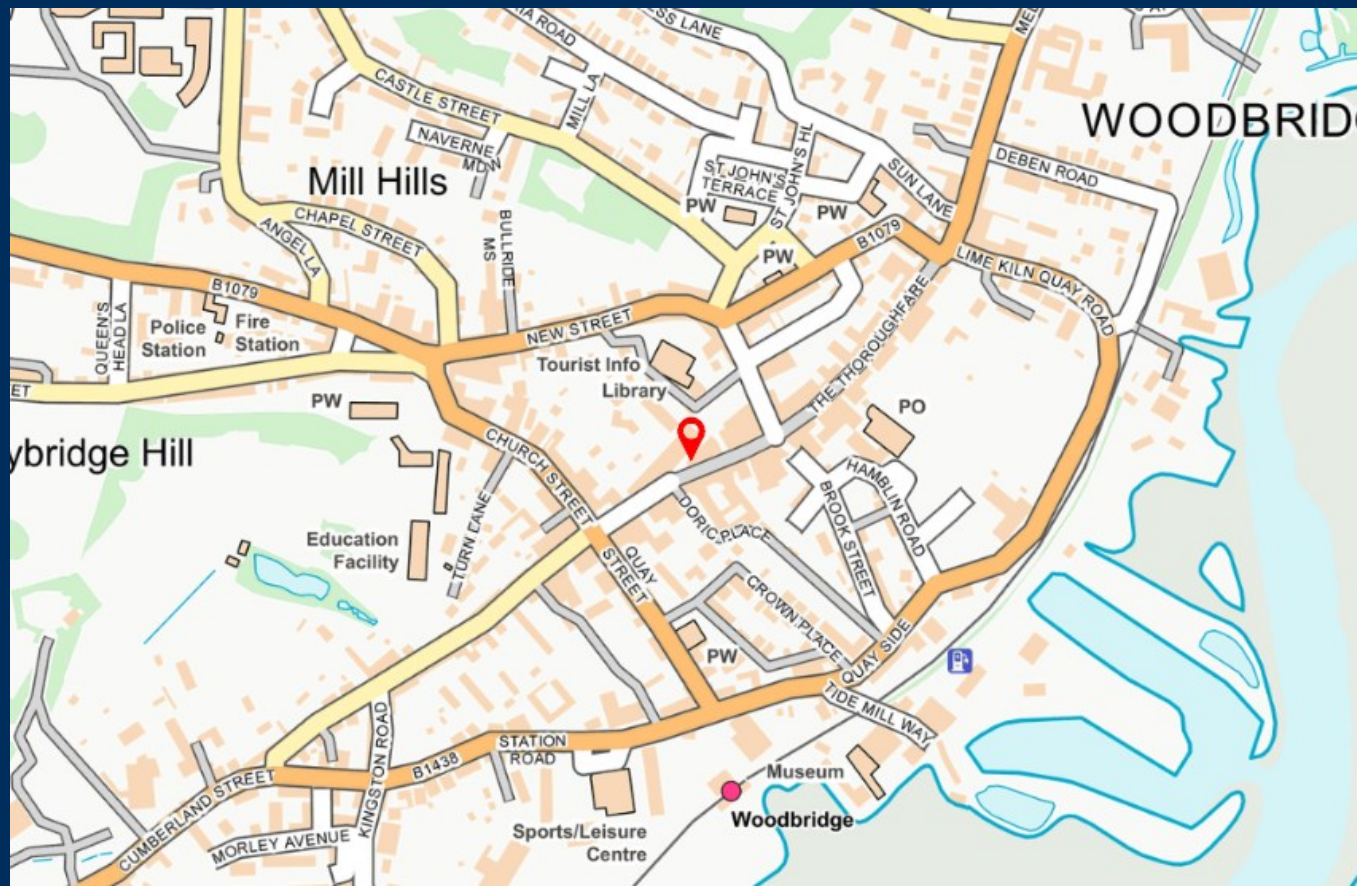
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective purchasers identity and source of funds prior to proceeding with an agreed sale.

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE SELLING AGENTS:

Fenn Wright
1 Buttermarket
Ipswich
Suffolk
IP1 1BA

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

fennwright.co.uk
01473 232701



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 March 2026.

Fenn Wright

