



AVAILABLE TO LET

Prominent Town Centre Class E Premises

Sizewell Road, Leiston, Suffolk, IP16 4AB

RENT

ROA

AREA

5,840 sq. ft.
[542.53 sq m]

IN BRIEF

- » Prominent town centre location
- » Close proximity to proposed Sizewell C Power Station
- » Scope for various uses, subject to planning

LOCATION

Leiston is a market town in East Suffolk, located near the coast, with a population of approximately 5,750 (2021 Census). The town is expected to see significant growth and investment associated with the construction of Sizewell C, with the power station situated just 2.3 miles to the east. The county town of Ipswich is about 25 miles to the south west, whilst the prosperous coastal town of Aldeburgh lies about 4.6 miles to the south east.

The property is located on the north side of Sizewell Road in the town centre, close to the High Street junction and adjacent to a large car park, offering 2-hour free parking. The property adjoins the East of England Co-Operative Society convenience store.

DESCRIPTION

The property comprises purpose built, two storey retail premises incorporating a wide glazed frontage, with vehicular access via the shared car park to the rear of the building. The ground floor comprises a large open plan retail area, with ancillary fitting room, stores and WC to the rear.

The first floor provides additional flexible retail, storage or office accommodation together with kitchen and further WC facilities. The first floor is served via stairs and a goods lift. Please note the Landlord has not tested the lift and therefore interested parties should satisfy themselves as to its operational status and suitability.

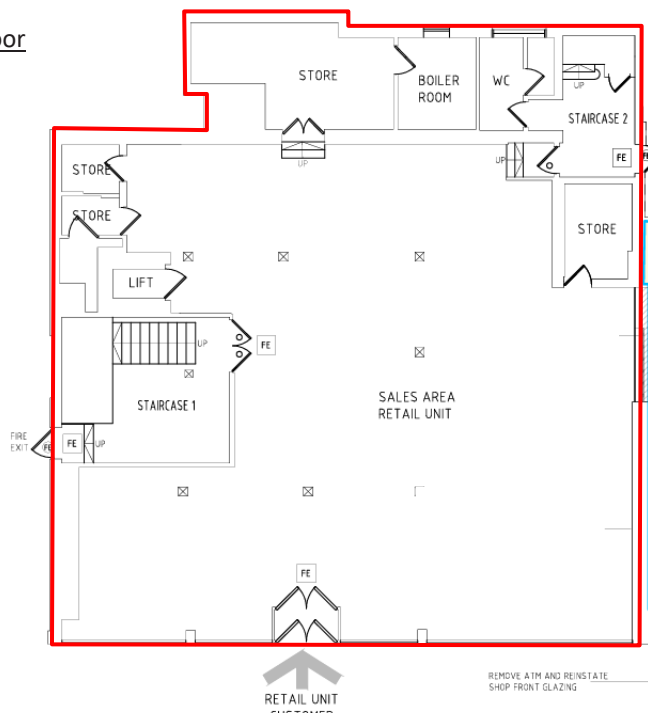
The specification to main retail area includes suspended ceilings incorporating LED lighting and vinyl tile floor coverings.

ACCOMMODATION [Approximate Net Internal Floor Areas]

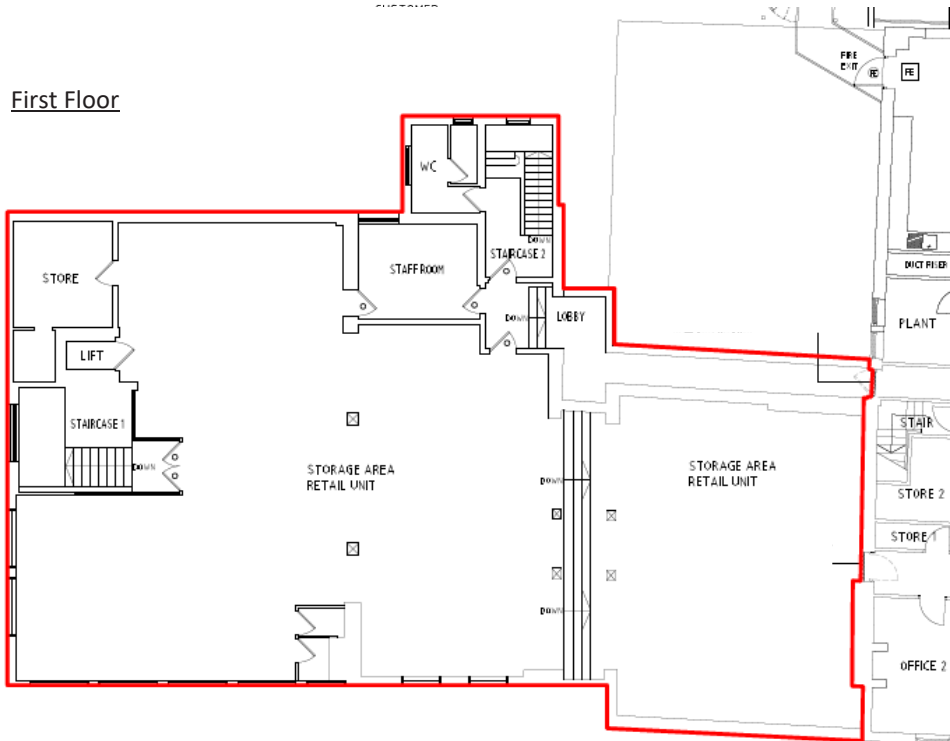
- » Ground Floor: 2,494 sq. ft. [231.70 sq. m.]
- » First Floor: 3,346 sq. ft. [310.84 sq. m.]
- » Total NIA: 5,840 sq. ft. [542.53 sq. m.]



Ground Floor



First Floor



Indicative floor plans —not to scale

SERVICES

It is understood the property is connected to a mains water and drainage. The electricity is due to be sub-metered prior to tenant occupation.

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]

C (63) ref: 0030-2918-0306-5350-6094

BUSINESS RATES

The property is assessed as follows:

Rateable Value: £28,000

Rates Payable (2026/27): £10,696 per annum

The rates payable referred to above are based upon the property being occupied for a qualifying retail use and assume that the occupier will benefit from the Retail, Hospitality & Leisure multiplier of 38.2p in the £. Should the property be occupied for an alternative use, the applicable multiplier and resulting rates liability will differ. All interested parties should make their own enquiries with the Local Authority in order to verify their rating liability.

TERMS

The premises is available on a new business lease for a term to be agreed. The rent is on application.

The property is subject to VAT.

LEGAL COSTS

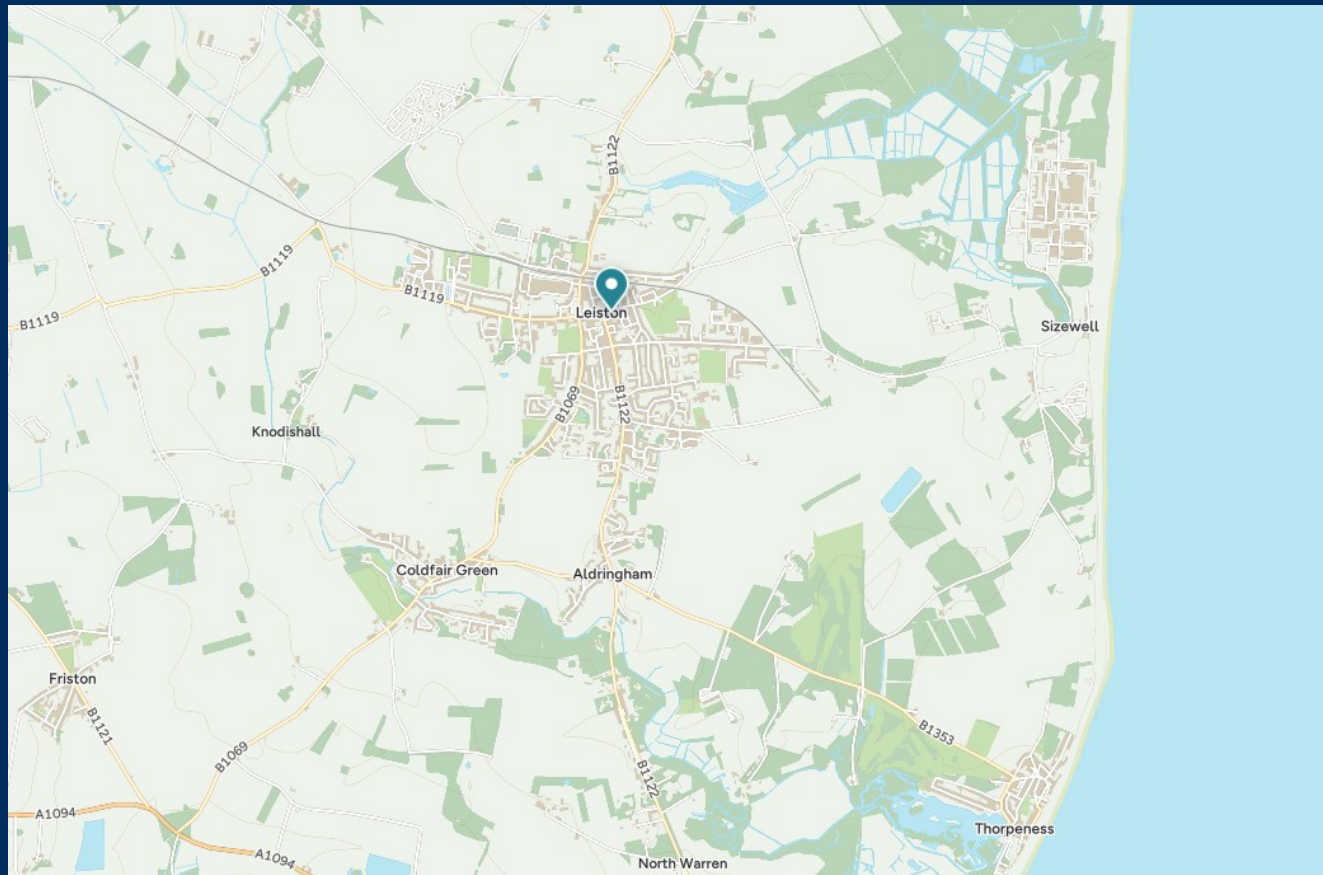
Each party is to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT
VIA THE SOLE AGENTS:

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Particulars created May 2026

