



London Road, Wrentham, Suffolk, NR34 7HJ

Located on Busy Thoroughfare

- Private Car Park
- 0.87Ac Site (G.I.A 18,839sq ft)
- Retail / Leisure / Soft Play / Storage Hub / Sub-Division
- Lease Incentives Available
- Rent: £85,000p.a.x.
- Sale: P.O.A.

#### LOCATION

Wrentham is an attractive village located near to the famous Suffolk county town of Southwold. The property is situated in a prominent position on London Road (A12), which leads onto High Street approximately 100 metres to the north and is 17 miles north of the proposed new Sizewell B Power Station development which will bring strong economic benefits to the area during the construction process.

The property is located in a predominantly residential area with Meadowlands residential development located diagonally opposite the property

#### PROPERTY

The property comprises a substantial retail warehouse arranged over ground and first floors. The property benefits from a site area of approximately 0.87 Acres (0.35 Ha) and customer parking for approximately 30 cars.

The property may be suitable for future mixed retail and residential use as well as EV charging points, subject to obtaining the necessary consents.

#### AREA

Retail: 1,122.55sqm (12,083sq ft)  
 Ancillary: 627.65sqm (6,756sq ft)  
 Total: 1,750.2sqm (18,839sq ft)  
 Total Site Area: 0.87Ac



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**NAV/RV**  
£66,500

**RENT**  
The property is available upon a new full repairing and insuring head lease for a negotiable term for £85,000p.a.x.

**SALE**  
Our client would dispose of their freehold interest, price on request

**V.A.T.**  
The transaction will be subject to V.A.T.

**LEGAL**  
Each party shall bear their own legal costs incurred in the transaction



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### TSA Property Consultants

162 Buchanan Street  
Glasgow, G1 2LL

**Jas** - 07810 717229 (jas@tsapc.co.uk)

**Will** - 07581 396092 (will@tsapc.co.uk)

**General** - 0141 237 4324 (info@tsapc.co.uk)

### Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

### Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.