

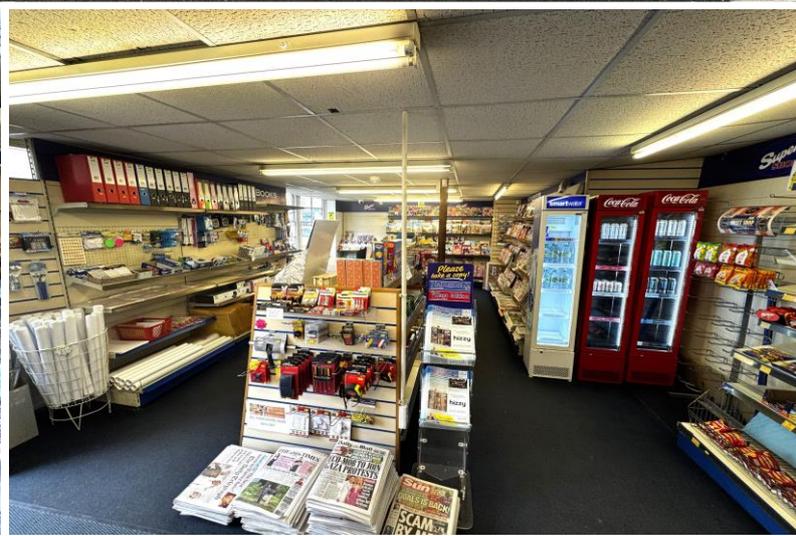
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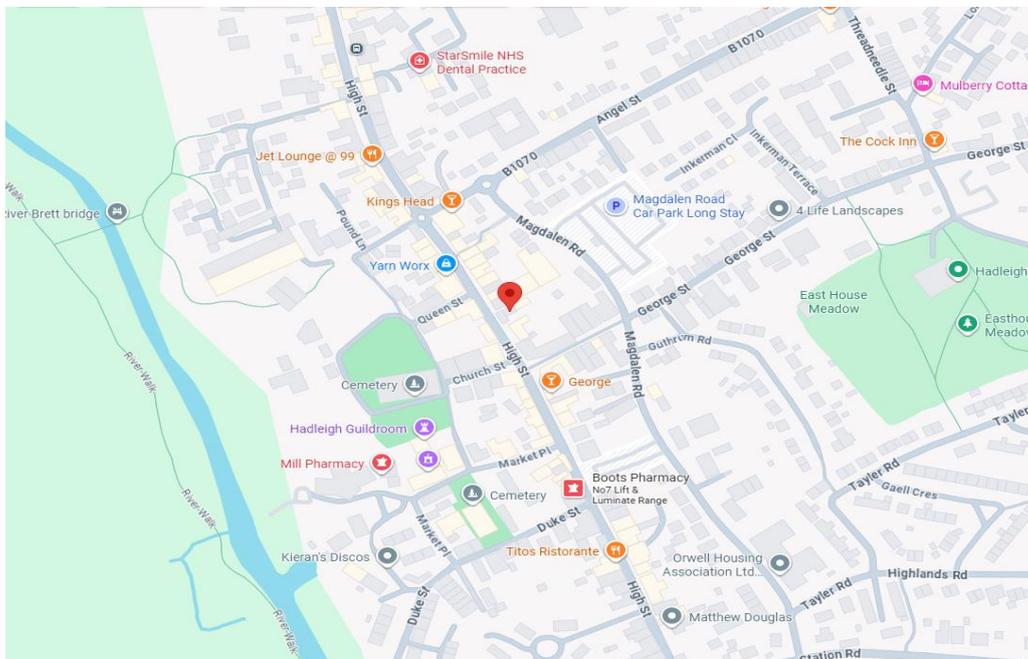
FROST & PARTNERS



68 High Street, Hadleigh, Ipswich, Suffolk, IP7 5EF

Rent - £20,000 per annum

## Directions



A spacious shop unit to let, in a prime position on Hadleigh High Street with two ground floor shop areas, cloakroom, access to ground floor communal areas, several storage rooms on the first floor and four allocated parking spaces.

Hadleigh can be found on the Essex/Suffolk border just ten miles from Ipswich, fifteen miles from Colchester and approximately seventy miles from London. The centre of the district is maybe one of East Anglia's best kept secrets, characterised by rural villages and historic market towns, such as Lavenham, Stoke by Nayland, Kersey and Hadleigh. With excellent nearby transport links to the A12 and A14, together with access to main line rail stations in Ipswich, Manningtree and Colchester, Hadleigh has become a desirable location for both local families and London commuters. Hadleigh proudly boasts over two hundred and fifty listed buildings. The character of the town is maintained by a wealth of independent shops lining the main High Street and Market Place with a market still held on a Friday.

### ON THE GROUND FLOOR

Shop Floor Area of 838 sq. ft

Shop Area 1  
33ft 11ins x 16ft (10.35m x 4.87m)

Shop Area 2  
23ft 3ins x 12ft 9ins (7.08m x 3.89m)

Storeroom  
9ft 11 x 8ft 8ins (3.02m x 2.63m)

Cloakroom

### ON THE FIRST FLOOR

The first floor is made up of 5 large storage rooms.

Lease  
£20,000 per annum

Existing lease to be taken over which runs to September 2033. Further details available upon request.

#### Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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