

FOR SALE: COMMERCIAL PREMISES

2 Lambseth Street, Eye, Suffolk, IP23 7AG

Guide Price: £210,000.00





LOCATION

The premises occupy a very prominent position on the main shopping thoroughfare opposite the Town Hall.

The north Suffolk Market Town of Eye is about 4 miles from Diss which has a mainline link to London Liverpool Street. Norwich is some 23 miles to the north and Ipswich 17 miles to the south.



DESCRIPTION

The commercial premises has a dual aspect with the ground floor formally used as a hairdressers and with separate access to the first floor which was occupied by an accountant.

The property has an overall heating system and the ground floor has been recently redecorated.

To the rear is a yard with vehicular access, accessed via a Right of Way and with a separate building used for storage.

Possession

The property is currently vacant and sold on this basis.

Planning

The first floor has previously been used as a flat, however, the owners have not investigated a formal residential first floor use.

The ground and first floor uses are well established and fall into class E. This is a wide class use and will give considerable flexibility to prospective purchasers.



140



E

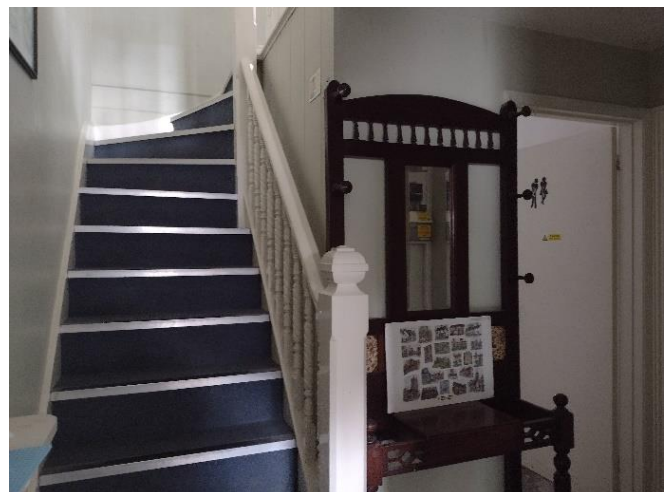


£10,950

Rateable Value Note:

Downstairs shop is £6,400.

1st Floor office is £4,550.





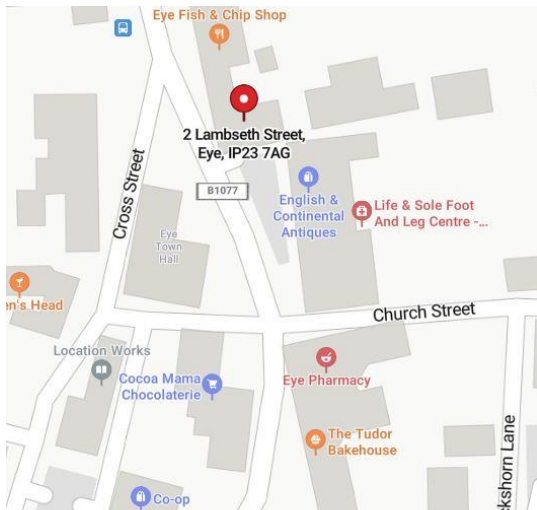
ACCOMMODATION

Net Internal Area

	Sq. m	Sq. ft.
Ground Floor	70.50	760.00
First Floor	69.50	748.00
Total	140.00	1508.00



DIRECTIONS



VIEWING

Strictly by arrangement with the agents Commercial Office.



LOCAL AUTHORITY

Mid-Suffolk District Council,
 Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX
 Tel: 0300 1234000



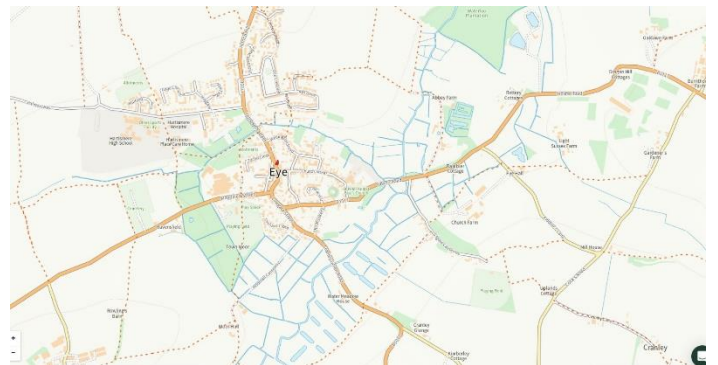
PLANNING

Our Building Consultancy Team will be happy to provide advice to prospective purchasers on planning applications, architectural design, building regulations and project management. Please call 01379 851036



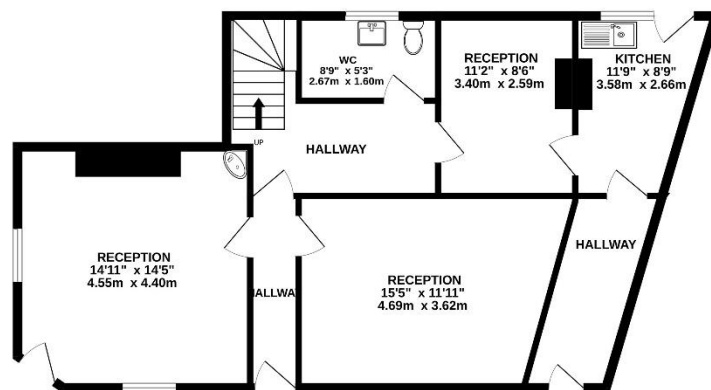
CONTACT US

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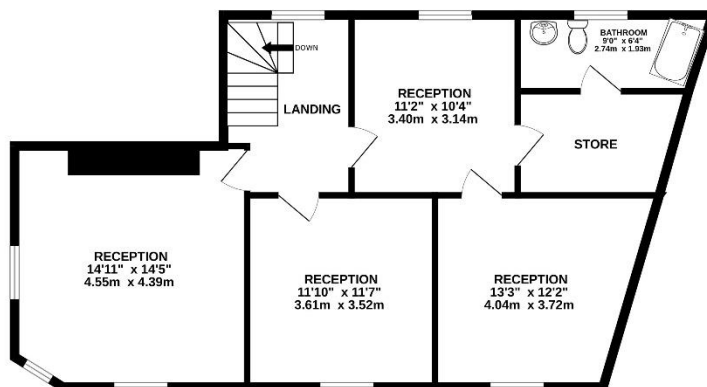




GROUND FLOOR
793 sq.ft. (73.6 sq.m.) approx.



D
1ST FLOOR
796 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 1589 sq.ft. (147.6 sq.m.) approx.

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.

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