

# Olivers

Commercial

High quality Retail unit prominently located on the edge of Halesworth high street  
Current use A1 retail



£550 pcm

Front Shop, The Hawk, Bridge Street, Halesworth, IP19 8AD

- Approx Area: 64m<sup>2</sup> (689ft<sup>2</sup>)
- Grade II Listed
- Programmable heating
- Good sized floor space
- High Street location
- Linked fire alarm system
- Off Road parking available
- Flexible terms
- Available from 28/04/24

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Website: [www.olivers.co.uk](http://www.olivers.co.uk)

### Directions

The Hawk can be found in Halesworth next to the library. Bridge Street is at the northern end of The Thoroughfare (the pedestrianised high street).

### Locality

Halesworth is a historic market town located in the northeast corner of Suffolk. Market day is Wednesday. The Cut Theatre with many cultural activities is close by. Halesworth has the largest millennium green in the UK with around 44 acres of grazing marsh providing a haven for wildlife. Halesworth railway station is a short walk from The Hawk, with links to Lowestoft and through Ipswich to London Liverpool Street.

### Rent

The Landlord is seeking £6,600 pax for a term to be negotiated.

### Accommodation

Part of an historic former coaching inn this accommodation comprises:

Entering via the front door on Bridge Street, the largest room has an impressive beamed ceiling, carpeted floor, a large window and LED spot lighting.

This leads to a second room which offers a further retail or office space with a former fireplace and LED spot lighting. The window here also gives views along Bridge Street. Fittings such as hanging rails and shelving could be purchased from the previous occupant.

Adjacent to this is a small room. Potential changing area or for office equipment.

To the rear of the above there is a staff room with sink, beyond which is a cloak room with WC and wash basin. Beyond this there is the rear entrance giving access to a shared covered area and the separate store room.

### Parking:

There is unallocated off road parking for one car within the Hawk car park.

### Previous use

Recently used as a Quality Clothing shop

### Planning:

The building is Grade II listed. Current use A1 Retail

### VAT

All rents and prices are quoted net of capital VAT. In the event of buildings being classed as 'Taxable Buildings' or owners deciding to opt for buildings to be classed as such, all prices or rents quoted will be subject to the addition of VAT at the standard rate.

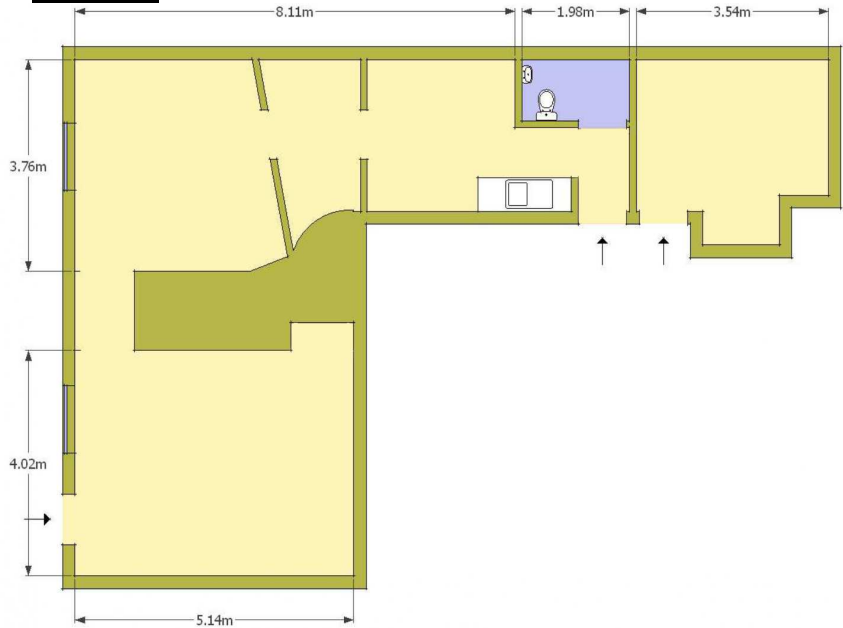
### Business Rates

Rateable Value; £3900.00 (from 01/04/23)

### Viewings

By appointment with Agent only for Further information please call: 01502 470 193 or email [info@olivers.co.uk](mailto:info@olivers.co.uk)

### Floor Plan



### Energy Performance Certificate

**Energy performance certificate (EPC)**

The Front Unit The Hawk Bridge Street HALESWORTH IP19 8AD	Energy rating <b>C</b>	Valid until: 26 November 2029
Certificate number: 0095-9590-0830-9190-5103		

Property type: A1/A2 Retail and Financial/Professional services  
Total floor area: 64 square metres

**Rules on letting this property**  
Properties can be let if they have an energy rating from A+ to E.

**Energy rating and score**  
This property's energy rating is C.  
Net zero CO2

Under 0	A+
0-10	A
10-20	B
20-30	C
30-40	D
40-50	E
50-60	F
60-70	G

55 C

Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

**How this property compares to others**  
Properties similar to this one could have ratings:

If newly built	24 A
If typical of the existing stock	71 C

