

# 11 Thoroughfare

WOODBIDGE, SUFFOLK, IP12 1AA

FOR SALE - Investment



## LOCATION

Woodbridge is a thriving and highly regarded market town in East Suffolk – considered by The Times as one of the best places to live in the United Kingdom. Situated on the River Deben, there are a number of scenic walks, a harbour and a rare working tide mill, which traces its roots to the 11th century.

For many centuries, Woodbridge has been a prosperous and fashionable town, and it benefits from beautiful architecture, chiefly from the Tudor, Georgian, Regency and Victorian periods; today, there is an incredible array of amenities, including both independent and national shops, cafés, public houses and restaurants.

The town is situated 9.6 miles north-east of the county town of Ipswich, 3 miles north of Martlesham, 16.1 miles southwest of the coastal town of Aldeburgh and 18 miles south-west of the proposed Sizewell C power station.

Woodbridge sits adjacent to the A12 which provides access to the Suffolk Coastal towns to the northeast and the A14/A12 to the south. The town is served by a rail service to Ipswich with a journey time of approximately 16 minutes, with onward travel to London Liverpool Street with a fastest journey time of 96 minutes.



## DESCRIPTION

The premises comprise a development of retail, office and residential units set on the Thoroughfare in Woodbridge, the town's main retail street with a range of independent and national retailers including; Morisons Daily, The Woodbridge Kitchen Company, Suffolk Building Society, Seasalt, Boots, The Cornish Bakery, Honey & Harvey, Rohan, Specsavers, Holland & Barrett, WH Smith, Café Nero and Fred Olsen Travel.

Units 1 and 2 - 11 Thoroughfare is a Grade II Listed building providing two retail units over ground and first floor levels with car parking to the rear, which are occupied by Fat Face and Woodbridge Pharmacy. Immediately adjacent is a 1990's development of 3 commercial units on the ground floor with rear service yard and undercroft parking, with 14 one and two bedroom apartments together with basement parking let off on long leasehold interests which provide ground rent income. The commercial units to the front are occupied by Costa Coffee, MIND with the rear office suite occupied by EJM Aesthetics & Wellness Clinic.

## ACCOMMODATION

Address	Tenant	Description	ft <sup>2</sup>	m <sup>2</sup>
Unit 1 - 11 Thoroughfare	Woodland Prescriptions Limited (Formerly Maylandsea Dispensing Limited)	Ground Floor	2,193	203.70
		First floor	1,393	129.40
		<b>Total</b>	<b>3,586</b>	<b>333.10</b>

Address	Tenant	Description	ft <sup>2</sup>	m <sup>2</sup>
Unit 2 - 11 Thoroughfare	Fat Face Limited	Ground Floor	2,071	192.40
		First floor	2,460	228.50
		<b>Total</b>	<b>4,531</b>	<b>420.90</b>

Address	Tenant	Description	ft <sup>2</sup>	m <sup>2</sup>
11a Thoroughfare	Costa Limited	Ground Floor	1,668	155.00

Address	Tenant	Description	ft <sup>2</sup>	m <sup>2</sup>
Unit 11b & 11c The Thoroughfare	The National Association for Mental Health (MIND)	Ground Floor	2,184	202.9

Address	Tenant	Description	ft <sup>2</sup>	m <sup>2</sup>
Whitehall Place, Thoroughfare	EJH Aesthetics Limited	Ground Floor	168	15.60
		Basement	225	20.87
		<b>Total</b>	<b>393</b>	<b>36.47</b>

Address	Tenant
14 Residential Apartments - Long Leases - 999 years	Various - Individuals

## TENANCY SCHEDULE

Address	Tenant	Passing Rent (pax)	Rent Payments	Rent Review	Break Date	Lease Commencement	Lease Expiry	Car Parking
Unit 1 - 11 Thoroughfare	Woodland Prescriptions Limited (Formerly Maylandsea Dispensing Limited)	£53,000	Monthly	28/07/2025 /2030/2035	N/A	19/02/2020	31/03/2036	1
Unit 2 - 11 Thoroughfare	Fat Face Limited	£60,000	Monthly	28/04/2025	N/A	28/04/2020	27/04/2030	1
11a Thoroughfare	Costa Limited	£40,000	Monthly	N/A	31/03/2026	01/04/2016	30/03/2028	1
11b & 11c Thoroughfare	The National Association for Mental Health (MIND)	35,000	Quarterly	30/01/2029	30/01/2029	31/01/2024	30/01/2034	2
Whitehall Place, Thoroughfare	EJH Aesthetics Limited	£8,000	Quarterly	N/A	08/05/2027	08/05/2024	07/05/2030	1
14 One & Two Bedroom apartments - Let on 999 year leases	Various - Individuals	£3,850						
<b>TOTAL</b>		<b>£199,850</b>						

Copies of the Leases are available upon request.



## EPC'S

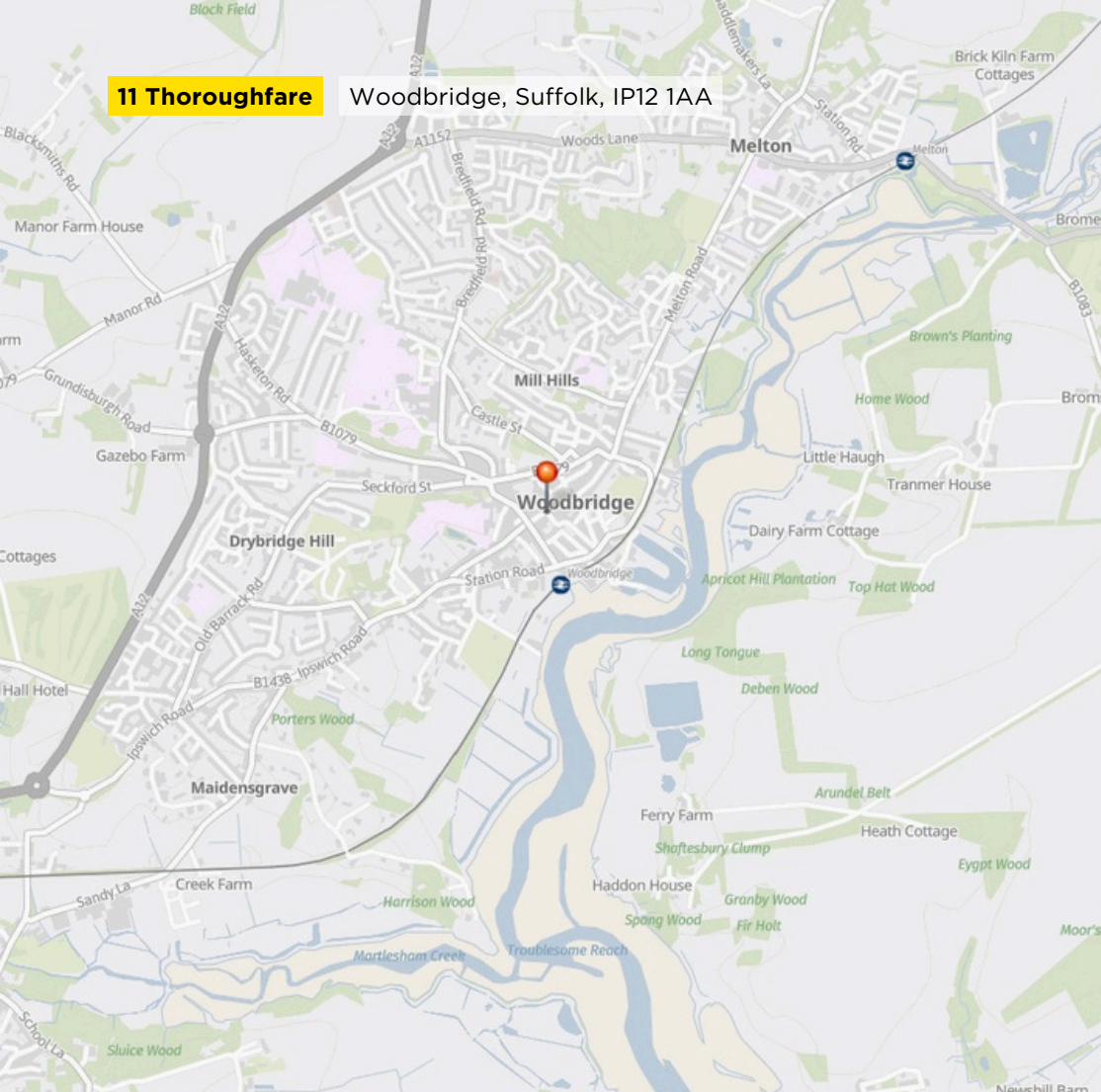
The premises have the following EPC ratings:

Address	Tenant	EPC Rating
Unit 1 - 11 Thoroughfare	Woodbridge Prescriptions Limited (Formerly Maylandsea Dispensing Limited)	C:63
Unit 2 - 11 Thoroughfare	Fat Face Limited	D:100
11a Thoroughfare	Costa Limited	C:51
11b & 11c Thoroughfare	The National Association for Mental Health (MIND)	D:77
Whitehall Place, Thoroughfare	EJH Aesthetics Limited	B:41



11 Thoroughfare

Woodbridge, Suffolk, IP12 1AA



## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | 22.10.25

## IMPORTANT

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Interested parties should satisfy themselves as to their condition.

## GUIDE PRICE

The premises are available with the benefit of the existing income of £199,850 pax at a Guide Price of £2,500,000 exclusive of VAT, which equates to a NIY of 7.48% with purchasers' costs of 6.8%. It is envisaged that the sale will be dealt with by way of a Transfer of Going Concern (TOGC).

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## VIEWINGS

Strictly by prior appointment with the sole selling agents:

## CONTACT

For further information please contact:

**Phil Dennis**

pdennis@savills.com  
01473 234820  
07799 221113

savills