



- Available immediately
- Self contained suite of 3 rooms
- Kitchen, W.C & Disabled W.C
- Fully modernised with double glazing & central heating
- 3 Car parking spaces included

**TO LET**  
**£7,000 PAX**  
**+ Service Charge**

Subject to Contract

**TO LET & AVAILABLE NOW**  
**GROUND FLOOR**  
**CONSULTING ROOM / OFFICES**  
**WITH PARKING**

Currently BI Use, previously DI Use

**Summary of Accommodation**

Spacious Entrance Hall  
 Male & Female / Disabled WC facilities  
 Kitchenette

Room 1	200 sq ft	(18.6 sqm)
Room 2	188 sq ft	(17.5 sqm)
Room 3	120 sq ft	(11.1 sqm)
<b>TOTAL</b>	<b>508 sq ft</b>	<b>(47.2 sqm)</b>





**LOCATION:** The property is situated in Walton High Street, the main arterial route between Felixstowe and Trimley Villages, adjacent to Walton Church and opposite the Co-op Food Store.

**ACCOMMODATION:** A self-contained suite of four rooms with WC and Kitchen facilities, on the ground floor at the rear of the Grade II Listed Walton House in Walton High Street, with ample car parking. There is a burglar alarm and high speed wi-fi can be provided. Further details on request. The accommodation is modernised, with double glazing and central heating, and comprises:

Spacious Entrance Hall with level access  
Male & Female/Disabled WC facilities  
Kitchenette

Room 1 200 sq ft (18.6 sqm)

Room 2 188 sq ft (17.5 sqm)

Room 3 120 sq ft (11.1 sqm)

**TOTAL 508 sq ft (47.2 sqm)**

There are 3 car parking spaces on site.

**SERVICES:** The property is served by all mains services with water, separate electricity and foul drainage.

**PLANNING:** Currently used as offices under Class B1 (1987 Use Classes Order) The property has previously been used for Class D1 Medical & Clinical occupation and would therefore suite a range of alternative uses, subject to planning.

**BUSINESS RATES:** The property is assessed as Offices & Premises - RV £4,800 in the 2017 Rating List.

Qualifying occupiers may be eligible for small business rates relief which can reduce rates payable by up to 100% for certain properties with low rateable values.

The Local Authority is Suffolk Coastal District Council, Melton Hill, Melton, Suffolk IP12 1AU. Tel: 01394 383789

**TERMS** Immediately available at an initial rent of £7,000 per annum. A Service Charge of approximately £1,200 is payable to cover water, insurance, maintenance of the building exterior, common parts and central heating.

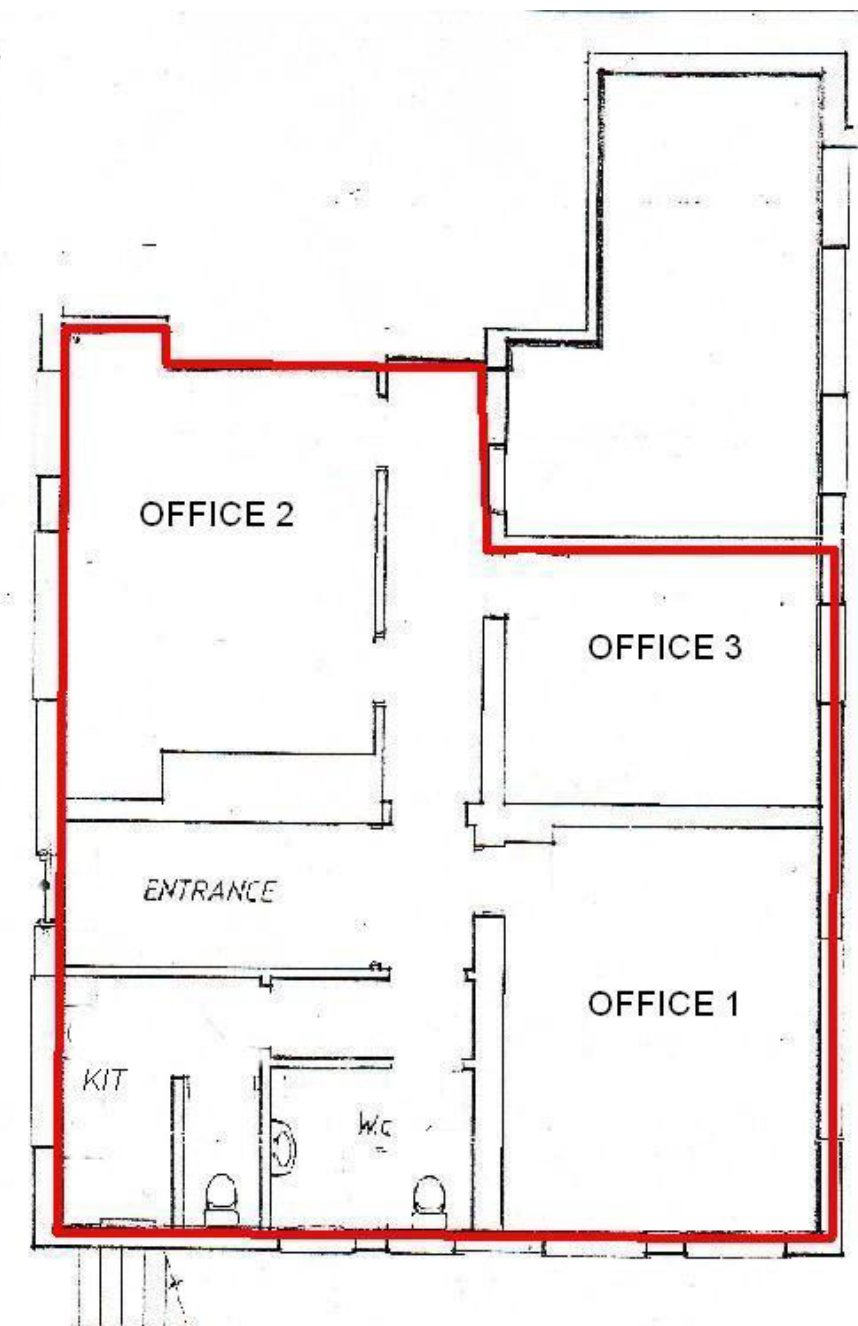
**LEGAL COSTS:** Each party to be responsible for their own legal costs incurred in any transaction.

**VIEWING:** Strictly by prior appointment through Beane Wass & Box on Tel: 01473 212656 or E-Mail: enquiries@bw-b.co.uk

**CONTACT:** Richard Bertram or Julian Haywood Smith

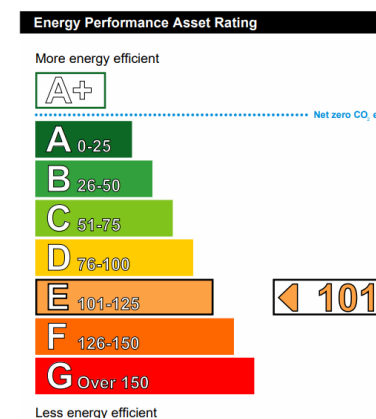
**SUBJECT TO CONTRACT**

Prepared May 2018



**EPC**

**OFFICES SITUATED TO REAR OF GRADE II LISTED WALTON HOUSE**



Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content. Digital images have been used and some adjustments may have been made. In the event of the agents or the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether verbal or in writing such information or expression of opinion must be treated as given on the same basis as these particulars.