

COBBS YARD PROPERTY

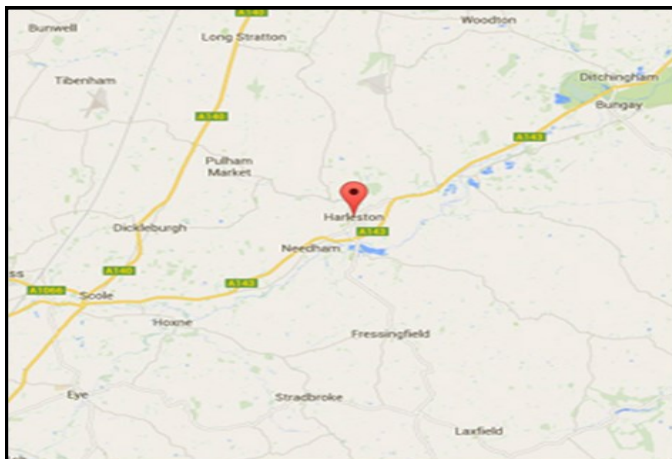
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01379 783468


TOWN CENTRE INVESTMENT FOR SALE

12/12A CHURCH STREET HARLESTON IP20 9BB

SHOP PLUS ONE BEDROOM FLAT



TAN WOOD · CROSS STREET · HOXNE · IP21 5AH

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



LOCATION

Harleston is thriving market town in the Waveney Valley on the border of Norfolk and Suffolk. It has a population of approximately 4,500 and is conveniently situated just off the A143 (Great Yarmouth - Bury St Edmunds/A14). The nearby market town of Diss has a mainline railway station serving Norwich, Ipswich and London Liverpool Street.

The property is situated in a prominent position on the north side of Church Street at its junction with Broad Street. Public car parking is available nearby.

ACCOMMODATION

Ground Floor: A self contained ground shop unit having a net floor area of 120 sq ft (11.6 sq m) together with its own WC.

It is let on an annual licence at £3,600 per annum payable monthly in advance.

First and Second Floors: A self contained flat accessed by a separate entrance. The first floor provides a living room and kitchen, with a bedroom and bathroom on the second floor.

The tenants, Soho Housing Ltd, are currently holding over from a five year term which expired in August, at an annual fee of £4,320 payable monthly in arrears. A new five year term has been agreed at £4,752 per annum but is yet to be signed

TERMS

The freehold of the property is available at £125,000 subject to contract only.

LEGAL COSTS

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

VIEWING

Through Peter Webster on 01379 783 468 or peter@cobbsyard.com