

High Profile Site

Showrooms, Land & Workshops

Approx. 20,469 ft²

On approx. 2.5 acres/1.01 hectares

With substantial road frontage



- Former  Dealership
- Suit Alternative Uses
- Redevelopment Potential STP

Station Road, Framlingham, Woodbridge, IP13 9EE

For sale with full vacant possession

Guide Price: In excess of £2m Freehold

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savills

Situation & Description

Framlingham, a thriving Suffolk market town, has a population of approximately 4,000 people and boasts a twelfth century castle, the bustling "Market Hill" retail centre and world renowned Framlingham College Public School. Good road links provide easy access to the county town of Ipswich, the Suffolk heritage coast, the Midlands and London via the A14/A12.

The property comprises modern purpose built car showrooms, workshops with ancillary accommodation, which was constructed in 1994 and occupies a site of approximately 2.5 acres. Station Road is the main artery linking Framlingham with the A12; Framlingham town centre being approximately 0.5 miles distant.

Accommodation

(All areas are approximate).

Ground Floor – Showrooms, workshops, parts store, offices etc	16,5623 ft
Mezzanine Level – additional part storage	1,423 ft ²
First Floor – Offices and Welfare Facilities (Varying Eaves Heights 18.6 ft to 25 ft)	2,494 ft ²
Gross Internal Area	20,469 ft²

Exterior

The property occupies a level site of approximate 2.5 acres with parking to the front and rear of the building. **The adjacent petrol filling station and expansion land, is also in our client's ownership.**

Planning

We understand that this location is identified in the local plan as being for employment uses. The property is not situated within a conservation area and is not listed.

Rates

We understand from verbal enquiries made of Suffolk Coastal District Council that the property has a Rateable Value of £49,140 payable at £50.4p (2019/2020).

EPC

C:73

Price

Offers in excess of £2m are invited for the Freehold interest.

VAT

We understand that VAT is applicable in this instance.

Legal Costs

Each party to bear their own legal costs.

For further information please contact:

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Important Notice

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