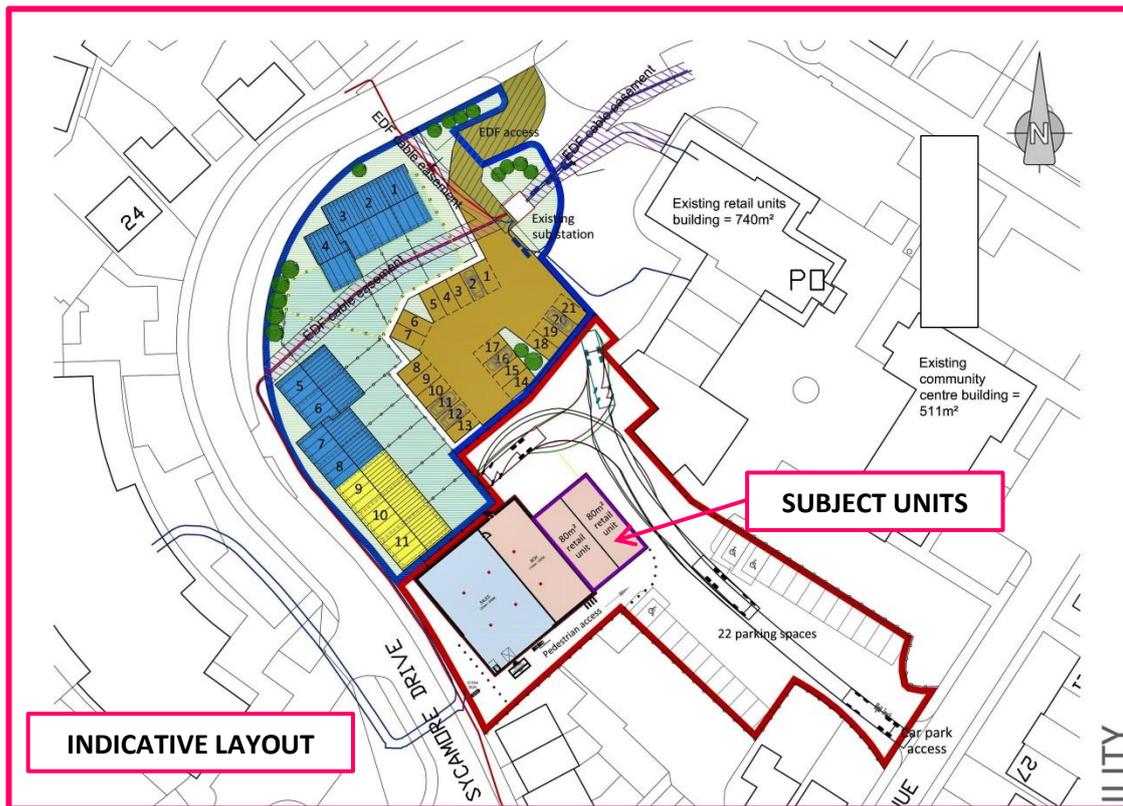


**RENDLESHAM – Walnut Tree Avenue, Woodbridge IP12 2GG
New Neighbourhood Retail Parade**



***** PRELIMINARY DETAILS *****

- **New Local Retail Development comprising 3 new shop units.**
- **Potential for a variety of uses to include A1, A2, A3 & A5.**
- **Total of 1,722 sq ft (160 sq m) available in 2 units adjacent to new Convenience Store.**
- **At heart of densely populated village, close to School, Community Centre & existing retail.**

Location

Rendlesham is a well-established and expanding village c.15 miles north east of Ipswich, situated between Woodbridge and Snape and close to the area known as the Suffolk Heritage Coast.

Rendlesham’s population is just above 3,000 with a wider catchment of c.3,700 (2011 Census). Since then further residential development has been completed.

More residential development is planned within the next few years.

The site is situated within the designated ‘District Centre’ in which there is a new primary school, a new community centre and a small parade of individual shop units to include a Costcutter, hair salon, Chinese takeaway and Café & Bar.

Description

The development will comprise a new neighbourhood retail parade to serve the local community. The scheme will include a 4,015 sq ft convenience food store which is under offer and 2 further units.

Accommodation

The Units will be configured in accordance with the layout plan above and will have the following approximate Gross Internal Floor Areas:

UNIT	SQ FT	SQ M
1 (under offer)	4,015	373
2	861	80
3	861	80
TOTAL	5,737	533

At this stage, there is some flexibility with regard to Units 2 & 3, where the layouts can be amended within reason, to suit individual occupier requirements.

Specification

The units will be constructed to a developer's shell specification with capped services available. The ingoing Tenants will be responsible for their own fit outs, including the installation of shopfronts.

Terms

The units are offered by way of new full repairing and insuring leases on the basis of 15 year terms.

Rent

On application.

Availability

It is envisaged that the units will be available for fit out in Q2 2020.

Rates

The premises will be assessed for Business Rates upon completion.

VAT

All figures are exclusive of VAT unless otherwise stated.

Energy Performance Certificates

EPCs will be commissioned at the appropriate time.

Viewing/Information

The site can be seen from the roadside.

For further information on the development and the availability of units please contact:

Charles Trafford

Date

June 2019.

Trafford **Oliver**

T: 0115 9598848



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