

FOR SALE
£385,000 STC

**NEW BUILD, MIXED
INVESTMENT
OPPORTUNITY**

**1 & 2 THE BROOKS, DEBEN MEADOWS
MELTON, WOODBRIDGE, SUFFOLK IP12 1FZ**

NP NICHOLAS
PERCIVAL
COMMERCIAL

TWO STOREY MIXED COMMERCIAL / RESIDENTIAL INVESTMENT OPPORTUNITY

PURPOSE BUILT BLOCK COMPRISING TWO FIRST FLOOR FLATS (LET) AND GROUND FLOOR COMMERCIAL UNIT

- Two, first floor flats let by way of Assured Shorthold Tenancies (ASTs) producing £16,200pa.
- Ground floor comprises commercial accommodation (suitable for a variety of uses), divided into two rooms totalling 733 sq. ft.
- Parking and garden, laid to lawn measuring approximately 541 sq. ft.

LOCATION & SITUATION

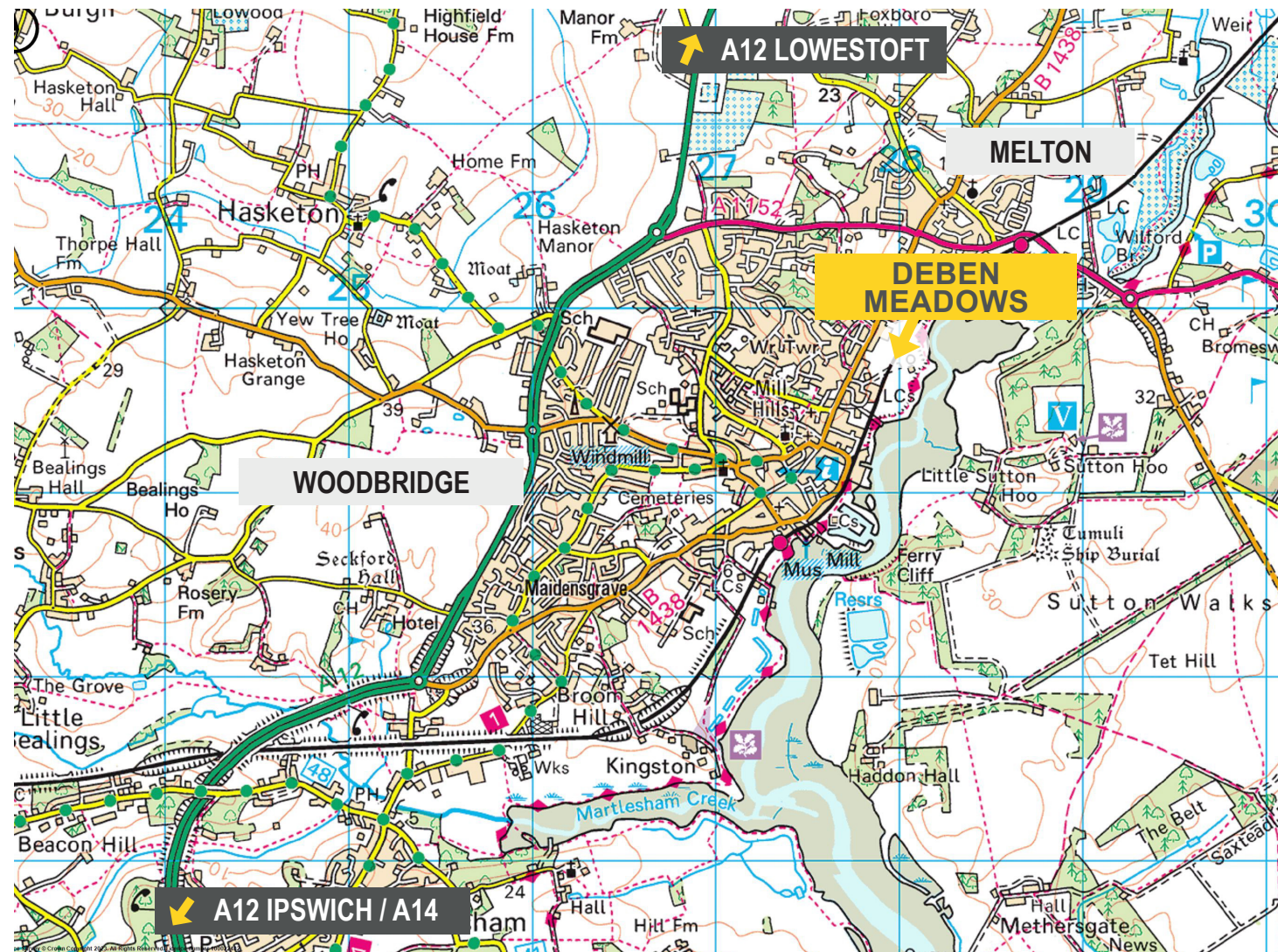
Melton is an attractive village, located approximately one mile to the north-east of the historic and affluent market town of Woodbridge, with an approximate population of 3,720.

From Woodbridge proceed along Melton Hill (B1438) for approximately 0.75 miles, the entrance to the Deben Meadows development will be found on the right hand side.

The property is situated at the entrance to the new Deben Meadows development which comprises 54 houses, apartments and business units, set well back from the B1438.

Nearby commercial operators include the Coach and Horses public house, Melton Produce Convenience Store, Petrol Station with Spar and Costa Express shop and FS Tyre & Service Centre.

The Smithfield Industrial Estate is also home to a range of other businesses.



THE PROPERTY

The property comprises a two-storey, purpose-built, mixed residential and commercial building of brick and block cavity wall construction with part timber clad first floor elevations and part facing brick elevations, all under a pitched roof. Construction of the property was completed in 2021 as part of the wider Deben Meadows development.

Internally the property comprises a self-contained, ground floor commercial unit suitable for office / professional services occupiers, and two self-contained, one-bedroom flats at the first floor with shared entrance lobby / stairwell.

Externally, the property benefits from a total of 5 car parking spaces and a fenced, lawned garden.





GROUND FLOOR COMMERCIAL UNIT

The ground floor is arranged as a self-contained business unit benefitting from prominent positioning with frontage on to both Deben Meadows and The Brooks, a fully glazed shop frontage to part and both front and rear access.

Internally, the unit has been divided into two rooms and finished to a shell ready for a tenant or owner occupiers fit out with painted walls, LED lighting, power outlets, smoke alarms and concrete floor. The premises benefits from kitchenette / tea point facilities comprising modern wall and base units, stainless sink and drainer unit and space for fridge/freezer and WC facilities.

The ground floor is capable of being separated into two offices / commercial units sharing the centrally located WC facilities.

In total, the ground floor extends to 68.10m² (733 sq. ft.).

Externally, the property also benefits from a good sized garden (approx. 541 sq. ft.), laid to lawn. There is space for three cars on the blockpaved area in front of the property accessed from Deben Meadows road.

The vacant commercial unit at ground floor presents an attractive business opportunity for either an owner occupier or investor.

RATEABLE VALUE | BUSINESS RATES

The ground floor property has not yet been assessed for business rates.

We anticipate the rateable value will be less than £12,000 therefore occupiers may be able to benefit from small business rate relief.



1 & 2 THE BROOKS, MELTON, WOODBRIDGE IP12 1FT

To the side of the property is a communal entrance foyer with staircase to first floor landing which serves both flats.

Each flat extends to approximately 41.99m² (452 sq. ft.) and is arranged to provide an entrance hall, open plan kitchen/dining/living area and one-bedroom with ensuite shower room.

The kitchens are modern handle-less styles and have been fitted with integrated BOSCH appliances including oven, electric induction hob and extractor hood as well as NEFF fridge / freezer. The bedrooms have built-in wardrobes and the en-suite shower rooms comprise corner shower cubicle, WC, wash hand basin and chrome heated towel rail.

The flats also benefit from gas central heating, juliet balconies and a shared bin store. Externally, each flat has the use of 1 allocated parking space.

Council Tax Bands A
EPC Ratings C 80

Tenancies:

Together, the first floor flats produce a gross income of £16,200 per annum.

1 The Brooks

Let to a private individual on Assured Shorthold Tenancy (AST), expiring at £675pcm (£8,100pa).

2 The Brooks

Let to a private individual on an Assured Shorthold Tenancy (AST), expiring 24 Jul 2023 (holding over) at £675pcm (£8,100pa).



1 THE BROOKS - KITCHEN/LIVING AREA



1 THE BROOKS - EN-SUITE BATHROOM

ENERGY PERFORMANCE CERTIFICATEs

Copies of the certificates are available by request or can be found on the GOV.UK non-domestic and domestic energy performance certificate registers.

SERVICE CHARGE

The owner of the property will be a member of the management company which is responsible for the landscaping, road maintenance and street lighting on the estate.

It is estimated that these costs will amount to circa. £800 per annum. Please note this is an estimate only and service charge costs are subject to change in the future.

TENURE

Freehold.

GUIDE PRICE

Offers are invited in the region of £385,000 stc (Three hundred and eighty-five thousand pounds, subject to contract).

VAT

The property has not been elected for VAT, therefore VAT will not be applicable.

LEGAL COSTS

Each party will bear their own legal costs in relation to any transaction.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Nicholas Percival to formally verify prospective purchaser's identity, residence and source of funds prior to instructing solicitors.



VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors.

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All prices and rentals quoted are exclusive of VAT if applicable, under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this regard.

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.