

# Bedfords

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Aldeburgh

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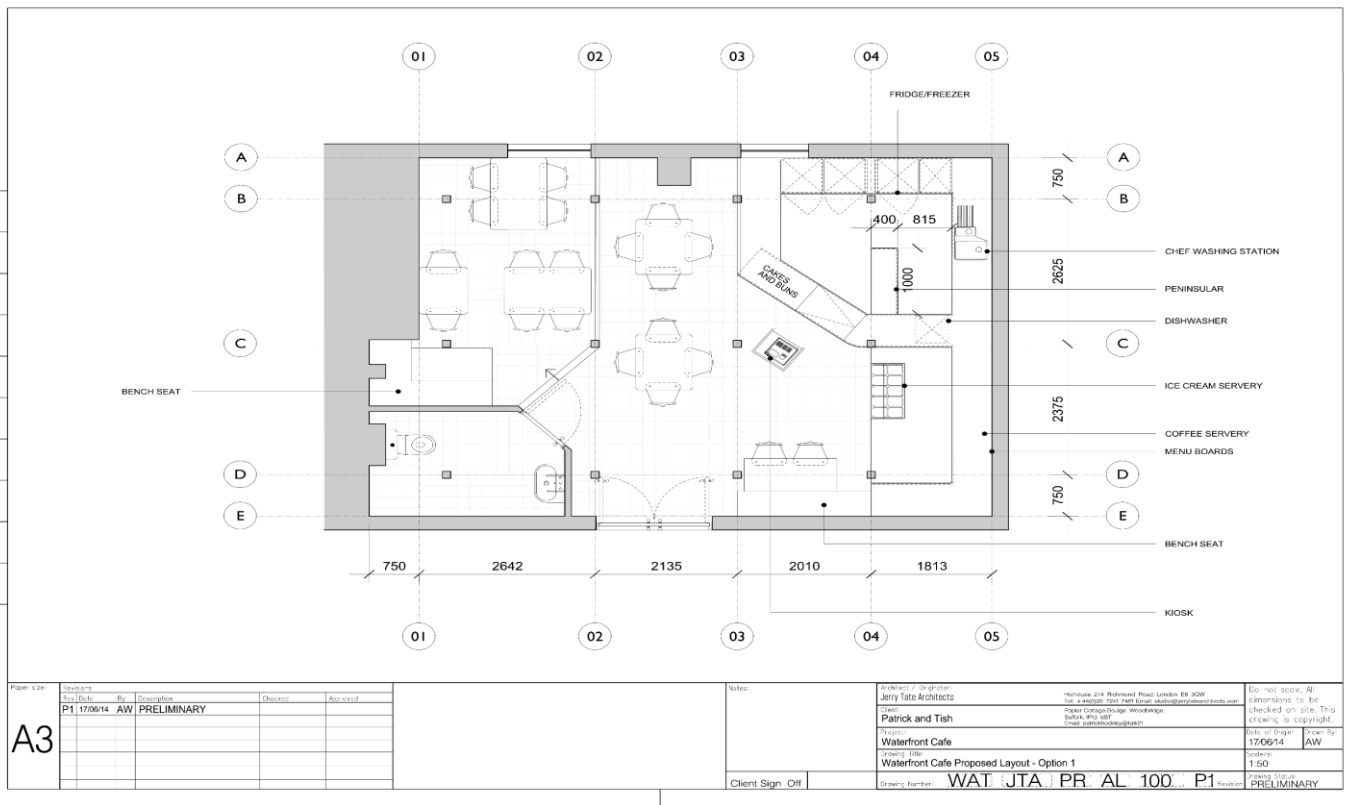
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The Waterfront Café  
The Granary  
Tide Mill Way  
Woodbridge  
IP12 1BP

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## Proposed Layout



Standing on the River Deben, about 8 miles inland from The Suffolk Heritage Coast, Woodbridge is a delightful and historical market town, retaining a variety of fascinating historical architecture. This well served town provides an array of amenities including independent stores; supermarkets; a wide choice of restaurants, pubs and bars, together with a broad range of professional services.

Woodbridge has been a centre for boat building, rope making and sail making since the Middle Ages. The town retains its strong links with the river and sea; but, on a more recreational basis with an active marina and yacht club, along with other sailing clubs on the Deben, as well as its scenic walks and renowned bird watching

Woodbridge is served by a branch line railway station, linking with the mainline service from London to Norwich at Ipswich. The A12 bypasses Woodbridge and provides a dual carriageway direct to London and links with the A14, east - west trunk road.

The Granary Café is a fantastic opportunity to create an independent business in a fabulous spot adjacent to the historic Tide Mill, overlooking the water and boats of Woodbridge, adjacent to the recently constructed Whistocks development along with local footpaths, all of which draw in passing trade.

The property, which has double-doors to the front, opening to an open-plan room that is in need of refitting, along with plumbing for a cloakroom and kitchen. Previously, the owners ran this as a very successful café with seating inside, and outside to the front of the building as well. Also, subject to planning, this would be a fantastic spot for a private office, art studio or a private exhibition space.

**Guide: £150,000**

**LEASEHOLD**

### Lease information

The property has a 125 year lease which began in 1993, leaving approximately 92 years remaining.

### Agent's Note:

The property is a blank canvas for a new owner to re fit and create a fantastic space, there is plumbing for cloakroom and kitchen with return valves fitted. To the front of the property are double timber doors which can be closed to protect the two glazed internal doors after hours and are also fitted with flood defences. The area adjacent to the river in Woodbridge, some properties will fall within the environment agency area of possible flooding.

**NB: For previous trading figures please contact the office.**

**For all enquiries, please contact the agent – 01728 454505.**