

**SHAKESPEARE HOUSE,  
HIGH STREET,  
DEDHAM CO7 6DE.**

**ATTRACTIVE RETAIL  
PREMISES WITH REAR  
COURTYARD**

**TO LET**



- Located in the heart of popular village of Dedham.
  - Net Retail Area 614 sq. ft. (57 sq m).
- First floor ancillary accommodation of 613 sq. ft. (56.9 sq. m).
  - Two-storey studio to rear – 518 sq. ft. (48.1 sq. m)
    - Rear courtyard.

**TO LET**

Jon Ablewhite MRICS, 4 & 5, The Cedars,  
Apex 12, Old Ipswich Road, Colchester, CO7 7QR.  
Tel: (01206) 505707.

[www.jonablewhite.co.uk](http://www.jonablewhite.co.uk)

## LOCATION

The property is located in Dedham, a popular village lying in an Area of Outstanding Beauty, famous for its connection with the painter, John Constable. The village is popular with tourists and boasts a number of period properties including an impressive church virtually opposite to the subject property, and boat trips along the River Stour.

The property lies in the village's main retail area and there is on-street parking with additional visitor parking available off Mill Road.

## ACCOMMODATION

The building, which is Grade II\* listed, comprises a self-contained property of timber frame, with rendered elevations under a peg tiled roof. There is also a two-storey studio building to the rear, of brick under a slate roof with weatherboarded elevations. There is a small rear courtyard with pedestrian access from Princl Mews, off Princl Lane. There is the potential for a car parking space in this location, which could be made available on terms to be agreed.

The building is heavily timbered, with feature fireplaces and oil-fired central heating.

Ground Floor	Front Lobby	110 sq. ft.
	Main Retail Area	234 sq. ft.
	Side Retail Area	140 sq. ft.
	Rear Room	130 sq. ft.
First Floor	Main Room	210 sq. ft.
	Front Store Room	77 sq. ft.
	Side Room (including mezzanine)	230 sq. ft.
	Kitchen/Staff Room	96 sq. ft.
Studio	Ground Floor – two rooms totalling	309 sq. ft.
	First Floor large room	209 sq. ft.

**TOTAL FLOOR AREA 1,745 SQ. FT (162.1 SQ. M).**

## ENERGY PERFORMANCE CERTIFICATE

The property is a listed building, and our clients do not believe that an EPC is required.

## TERMS

The property is offered by way of a new lease, for a term to be agreed, under full repairing and insuring terms. The rent is to be £23,000 per annum exclusive of VAT, rates and all outgoings, subject to upward only rent reviews every three years.

## BUSINESS RATES

The property appears in the 2023 Rating List as Shop and Premises, with a rateable value of £16,250.

## VIEWING

For any further information or to make an appointment to view this property, please contact Jon Ablewhite on 01206 505707, or [jon@mrallp.co.uk](mailto:jon@mrallp.co.uk)

August 2023.

All prices and rental quoted are exclusive of VAT (if applicable)

**Property Misdescriptions Act** Please note that following recent legislation 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 **Misrepresentation Act 1967** 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 a 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.