

Leasehold Opportunity

£48,000pa



61 HIGH STREET, SOUTHWOLD

Versatile, stylish and historic, Grade II listed commercial property, located on Southwold's famous High Street.

Southwold, Suffolk.

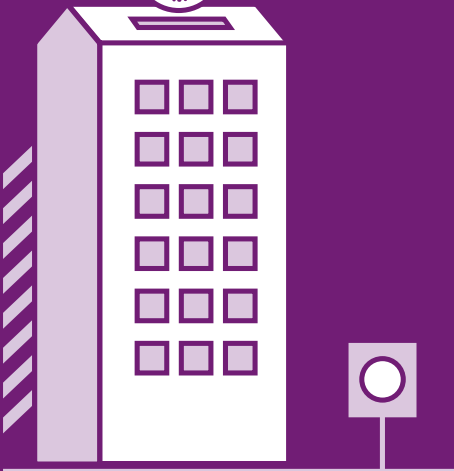
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PROPERTY SUMMARY



- 1.** Prime Location – Situated on Southwold's bustling High Street with excellent footfall and visibility.
- 2.** Versatile Layout – Spread over four floors including a spacious salon area, treatment rooms, office space, and a large storage basement.
- 3.** Stylish Features – Includes skylight windows, bi-fold doors to a private courtyard, and shared parking for 1–2 vehicles.
- 4.** Flexible Use – Ideal for a salon, but equally suited to a café, retail shop, restaurant, bar, office, or wellness space.
- 5.** Available Now – To let at £4,000pcm (£48,000pa) with flexible lease terms; salon equipment available by separate negotiation.

DESCRIPTION



Paul Hubbard Commercial are delighted to present this historic, perfectly positioned, Grade II listed commercial property, available to lease now.

Located in a prime position on Southwold's bustling High Street, 61 High Street offers a rare opportunity to lease a substantial and flexible commercial space in one of Suffolk's most sought-after coastal towns. Surrounded by popular independent shops, cafés and galleries, the property benefits from strong footfall all year round, making it ideal for a wide range of businesses looking for excellent visibility and a central location.

The ground floor is currently arranged as a stylish and well-equipped salon, featuring a spacious reception area, large main salon with six stations under stunning skylight windows, and a dedicated hair washing area with two stations. Additional features include a private treatment room, a kitchen with bi-fold doors opening to a small courtyard, a staff toilet, and access to a dry, spacious basement ideal for storage. To the rear is shared parking for 1–2 vehicles – a rare bonus in the town centre.

The first floor includes a large room suitable for extra salon stations, a beauty studio, or retail space. There's also a treatment room, a separate toilet, and a smaller room ideal for a masseuse, beautician or private office. The second floor offers a bright, peaceful room perfect for use as an office, consultation space, or additional treatment area.

Available to let at £4,000pcm (£48,000pa) on flexible lease terms, the property is ideal for continued use as a salon but equally well-suited to a café, restaurant, bar, retail outlet, or office. Existing salon furniture and equipment can be included by separate negotiation, presenting a fantastic turnkey opportunity in an unbeatable High Street location.

For more information or to arrange a viewing, please contact Jack Taylor at Paul Hubbard Commercial on 01502 532028 or email jack@paulhubbardonline.com











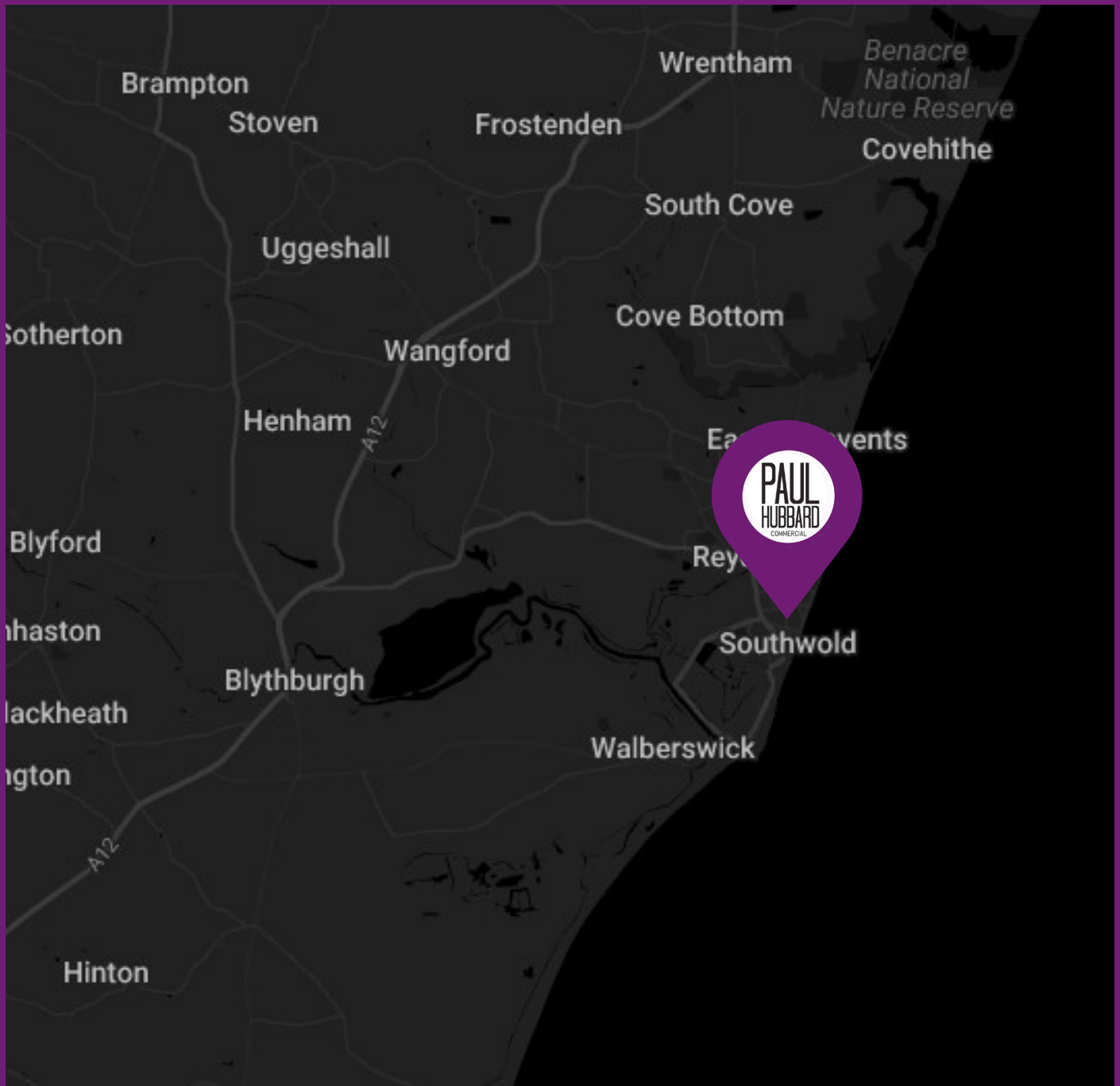


LOCATION



61 High Street
Southwold
Suffolk
IP18 6DJ

Southwold is a charming and highly sought-after coastal town on the Suffolk Heritage Coast, renowned for its vibrant High Street, unspoilt beach, and rich blend of independent shops, cafés, galleries and eateries. A popular destination for both tourists and second-home owners, the town enjoys strong year-round footfall and a thriving local community. With its iconic pier, historic lighthouse, and picturesque surroundings, Southwold offers a unique setting that blends traditional seaside appeal with a modern, upmarket atmosphere – making it an ideal location for a wide range of commercial ventures.



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 4 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

CONTACT



To arrange a viewing or for more information on the property please contact Jack Taylor at Paul Hubbard Commercial Ltd

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jack@paulhubbardonline.com

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