



# Private Investment

## 4/4a The Thoroughfare, Woodbridge

These retail units were acquired subject to lettings to Cancer Research UK Ltd and Currys but with underlying upper floor residential development potential.

At expiry of Currys lease vacant possession of 4 The Thoroughfare was secured to release this potential. Planning approval was obtained to enable the ground floor shop to be split from the previously unused upper parts, for which approval for conversion to residential use was also secured.

The ground floor shop unit was stripped out to regularise the floor layout and maximise lettable area, following which it was let to British Heart Foundation.

The previously unused upper parts were extensively refurbished to comprise a 2 bedroom flat with large rear roof terrace.

Neilson Project Services acted as Project Managers for the scheme whilst NPS Building Consultancy undertook initial property surveys and architectural design.

