

Industrial/Trade Unit With Exclusive Yard Area - TO LET

C1 Sharon Rd Dettingen Way, Bury St. Edmunds, IP33 3TZ

Merrifields



Size: 2,966 Sq Ft

Located in an established trade location


Within 1 mile of the A14


Forecourt parking and yard areas

Suitable for motor trade and industrial uses (STPP)

Available TO LET on terms to be agreed

 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RH

Description

Sharon Road is located off Dettingen Way on the Blenheim Industrial Estate, off Newmarket Road between Bury St Edmunds town centre and the A14. Neighbouring occupiers include Euro Car Parts, Screwfix, Edmundson Electrical and Kent Blaxhill.

The unit is about 2,966 sq ft and benefits from: a roadside position overlooking Sharon Road and Dettingen Way, an office, cloakroom, 3 phase electricity, roller access door, concrete forecourt parking and exclusive loading/yard areas.

Accommodation

The property has been measured to produce the following approximate Gross Internal Areas:

Total	275.54 Sq M	2,966 Sq Ft
-------	-------------	-------------



Availability

The property is available TO LET on terms to be agreed and subject to the surrender of an existing lease.

Rent

£32,500 per annum.

VAT

The premises are opted for VAT.

Business Rates

The Rateable Value is £16,000 (2023).

Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge.

Costs

Each party will bear their own legal costs but the ingoing tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The premises has consent to be used as a car sales facility under application reference DC/15/2531/FUL. Interested parties should make their own enquiries to the local planning authority for their proposed use.

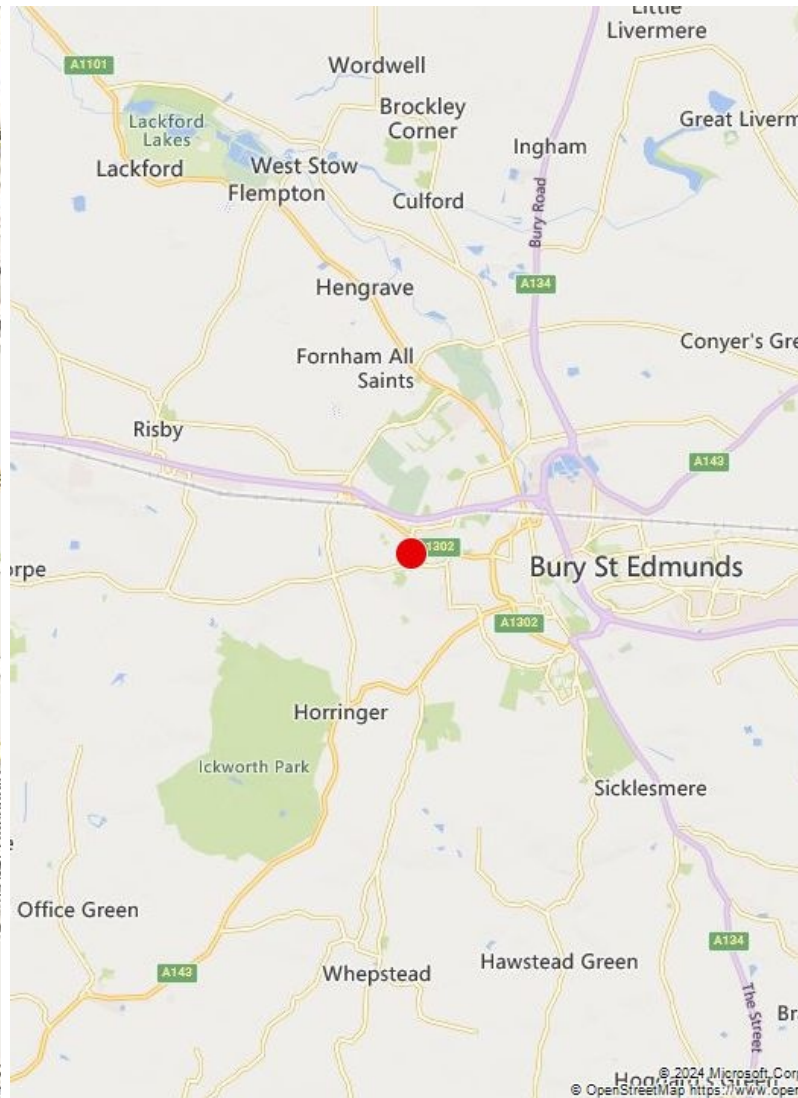
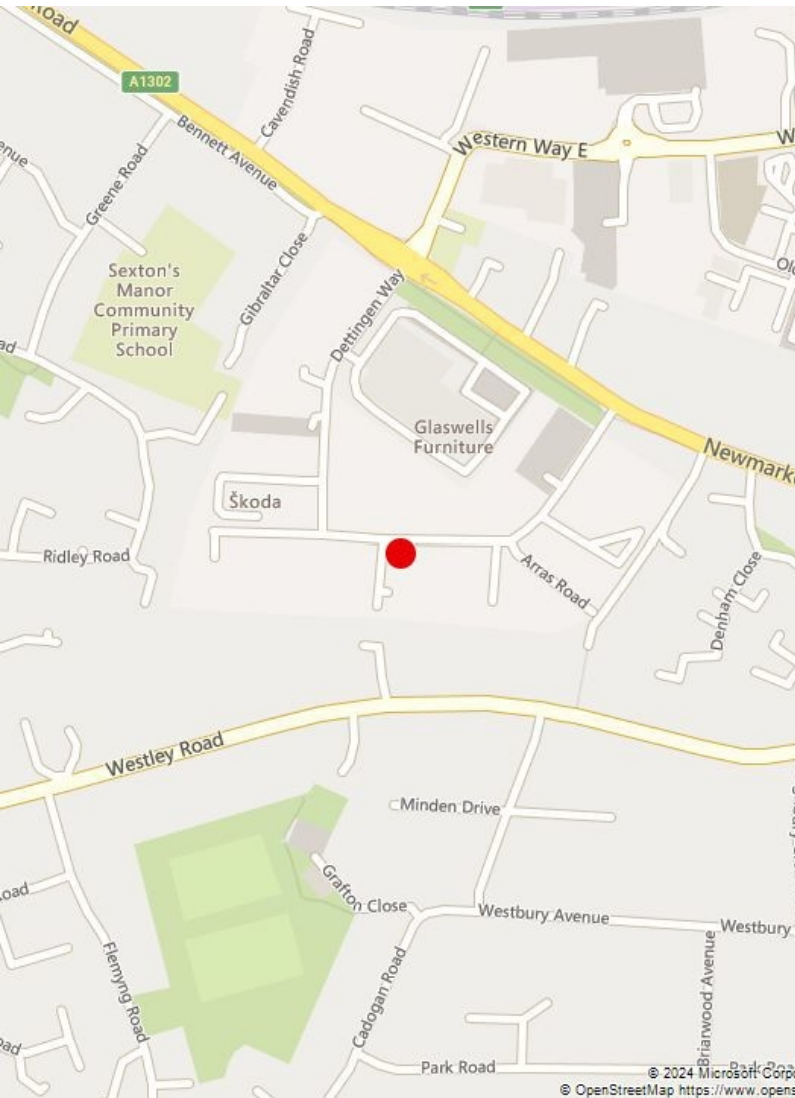
EPC

The EPC rating is to be confirmed.



Industrial/Trade Unit With Exclusive Yard Area - TO LET

C1 Sharon Rd Dettingen Way, Bury St. Edmunds, IP33 3TZ



Viewing & Further Information

Mark Kohler

01284 700700

mark@merrifields.co.uk

Rowan Mason

01284 700700

rowan@merrifields.co.uk

REF: A0719 / 28.06.24

Merrifields for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, references to conditions and necessary permissions for use and occupation and other details 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 fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Merrifields has any authority to make or give any representation or warranty whatsoever in relation to this property.

01284 700 700

info@merrifields.co.uk

www.merrifields.co.uk

Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RH