

Agricultural Building with Industrial / Commercial potential - To Let or For Sale

Vincent's Farm, Pages Hill Road, Whepstead, Bury St. Edmunds, Suffolk, IP29 4SY

Merrifields



Size: 1,632 Sq Ft

Outbuilding suitable for other uses STPP

Timber framed unit with timber clad elevations

Located South of Bury St Edmunds

Suitable for commercial, recreation, community and other uses STPP

Available To Let or For Sale 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

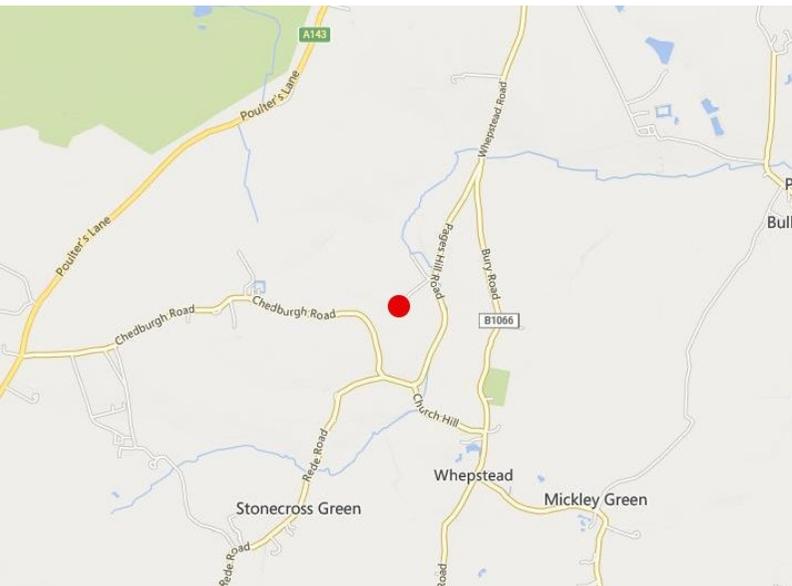
Description

Vincents Farm is located in Whepstead in Suffolk close to the A143 south of Bury St Edmunds. The building is timber framed with a single skinned steel profile roof and timber cladding to the elevations. The buildings could be converted to commercial uses subject to planning permission.

Accommodation

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

Total	1,632 Sq Ft	151.61 Sq M
-------	-------------	-------------



Availability

The property is available TO LET or FOR SALE on terms to be agreed

Rent

Rent and Price on application

VAT

Option to tax to be confirmed.

Business Rates

The premises are currently not rated. Business rates would need to be assessed following planning permission.

Service Charge

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

Costs

Each party will bear their own legal costs.

Use & Planning

The premises are currently within an agricultural use. The building may be suitable for a variety of commercial, industrial, tourist accommodation, recreation and community facility uses STPP. Future Residential use will not be permitted. The building is curtilage listed.

EPC

The building is unheated and therefore an EPC is not required. Should the building be brought into commercial uses an EPC may be required.

Viewing & Further Information

Mark Kohler

01284 700700

mark@merrifields.co.uk

Max Ellis

01284 700700

max@merrifields.co.uk

REF: A0728 / 01.04.25

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.