

Car Showroom / Trade Counter Unit - To LET

Fairview House, 18 Lamdin Road, Bury St. Edmunds, Suffolk, IP32 6NU

Merrifields



Size: 3,813 Sq Ft

Car Showroom suitable for other uses

Located on Established Trade and Automotive Estate

Less than 2 miles from Junction 42, A14

Goods specification including full height glazing

Suitable for various commercial uses within E use class STTP



Description

Modern detached showroom / trade counter unit located on Lamdin Road in Bury St Edmunds opposite Lark Valley Business Park. Lamdin Road is an established car showroom, trade counter and business location in Bury St Edmunds located off Mildenhall Road and a mile away from the new Marham Park Residential Development.

The unit has most recently been used as a car showroom and provides open plan showroom space with ancillary offices, reception, Male, Female and DDA WC's. The first floor provides further offices, kitchen and staff WC's.

The unit benefits from parking/forecourt with roadside frontage.

Accommodation

The property has been measured to produce the following approximate GIA(s):

Ground	285.48 Sq M	3,073 Sq Ft
First	68.75 Sq M	740 Sq Ft
Total	354.23 Sq M	3,813 Sq Ft

Unit depth 12.11m

Unit width 23.56 m



Availability

The property is available TO LET immediately on terms to be agreed

Rent

£39,500 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is currently assessed with another property and will need to be split on completion.

Costs

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

Use & Planning

The premises have most recently been used as a car showroom, a Sui Generis use. Planning granted via application number: SE/13/0885/FUL. The premises has an active planning application for a Change of Use from car showroom (sui generis) to all uses that fall under use Class E. Application number: DC/25/1866/FUL, the application is due to be determined on the 29/01/2026.

EPC

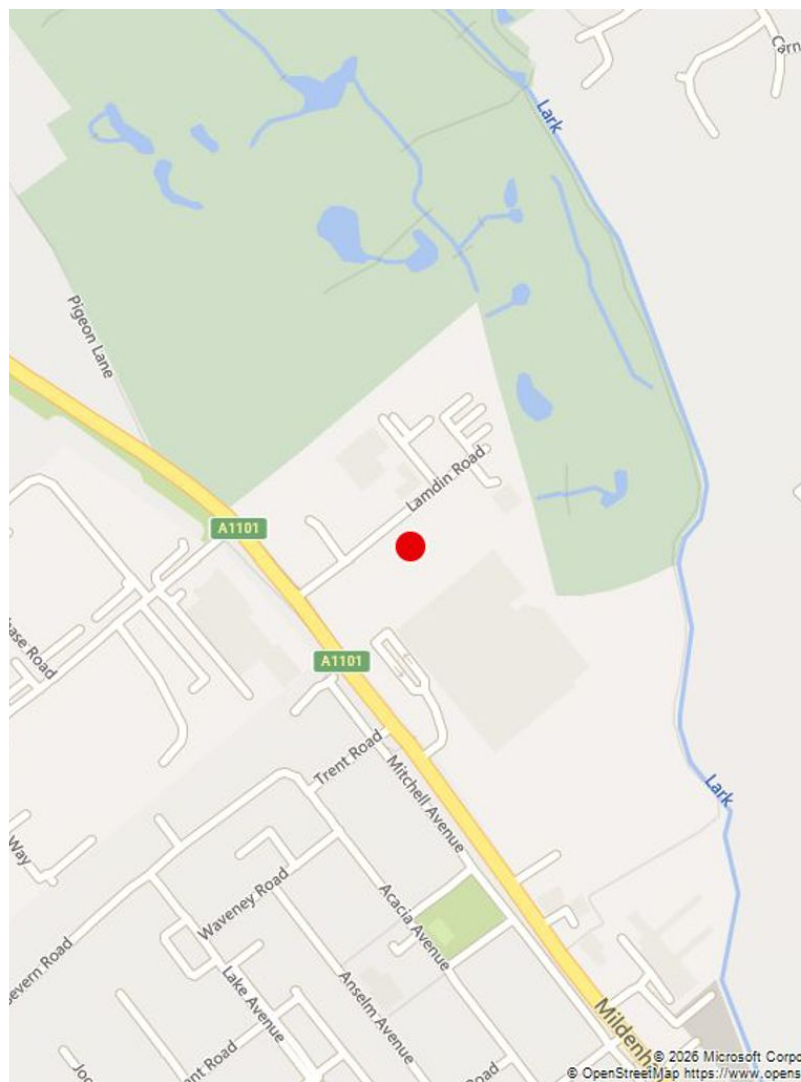
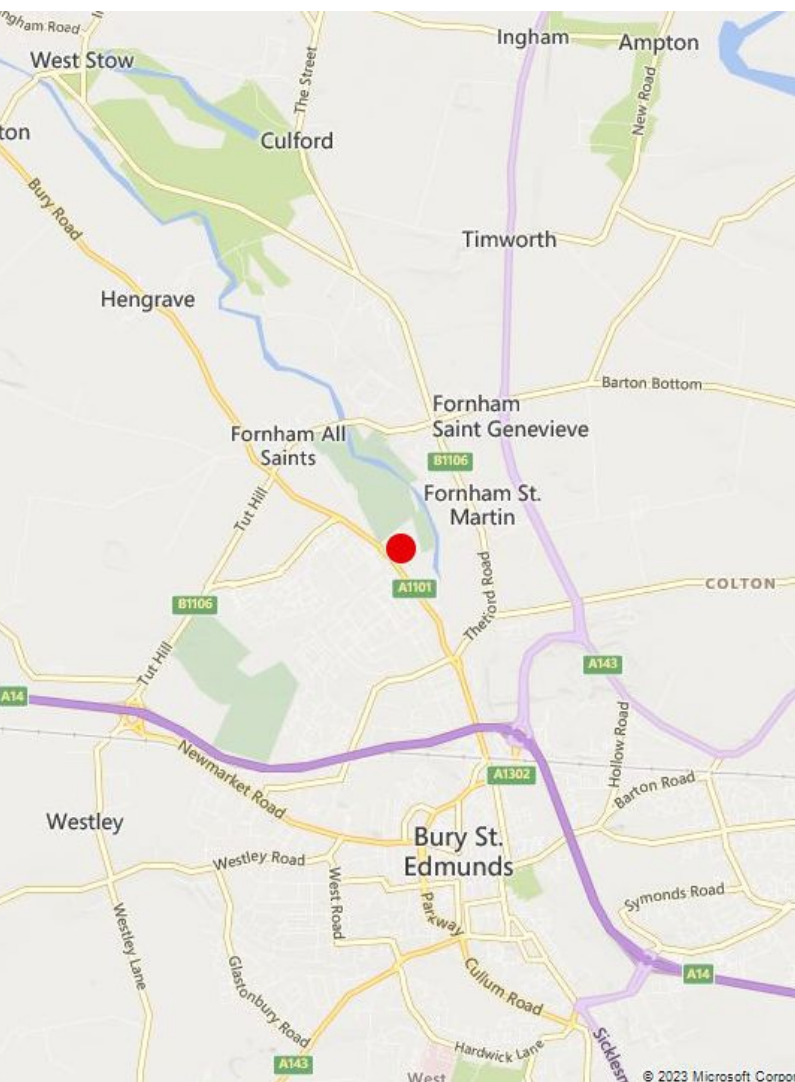
The EPC rating & score is C (66) valid until 2033.



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Viewing & Further Information

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