

Village Offices / Nursery - To Let

16 The Green, Barrow, Bury St. Edmunds, IP29

Merrifields



Size: 2,274 Sq Ft

Former Nursery located in Barrow village


Suitable for Nursery, office or other uses STPP


Good access to A14 at Junction 40

Ground floor GIA approximately 1,708 sq ft

Available immediately on terms to be agreed

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

Description

16 The Green is a former Childrens Day Nursery located in the centre of Barrow village which is just south of the A14 at Junction 40 and West of Bury St Edmunds.

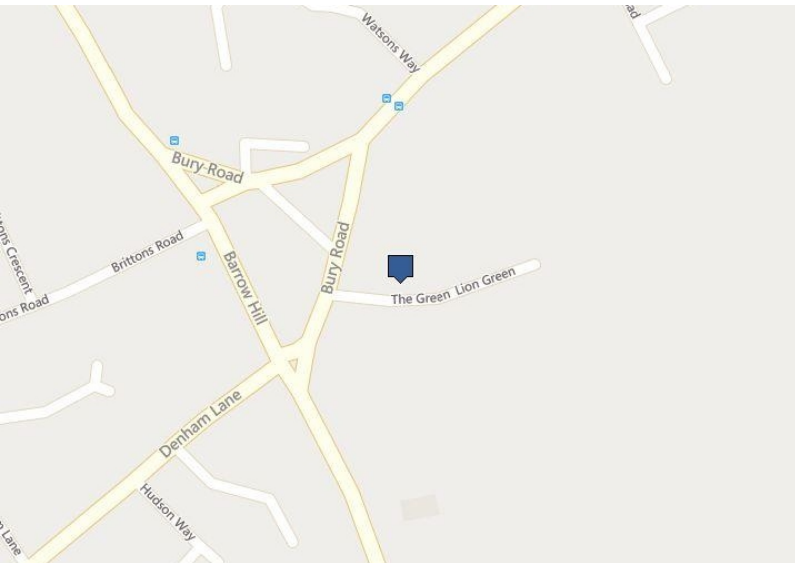
The building is of traditional masonry construction under a tiled roof with wooden cladding to part of the elevations. Internally the building has a number of interlinked rooms suitable for various uses, on the ground floor, off which there are WC's and kitchen area. Externally there is a gravel parking area and fenced garden area with outbuildings.

The unit is available for let immediately on a new lease on terms to be agreed.

Accommodation

The property has been measured to produce the following Approximate GIAs:

Total	211.25 Sq M	2,274 Sq Ft
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Availability

The unit is available for let immediately on a new lease on terms to be agreed.

Rent

£25,000 per annum exclusive for the Ground Floor only. Rent on application for the ground and Floor and First Floor.

VAT

The premises are not opted for VAT.

Business Rates

The Rateable value is £14,750 (2017).

Service Charge

Any tenant will cover the landlords costs of maintenance for the the common areas of the estate.

Costs

The tenant will cover any abortive costs incurred by our client.

Use & Planning

The unit was last used as a Children's Day Nursery within a D1 use. The premises may be suitable for D1, former B1(a) office or other uses within new Class E of the Use Classes order. Occupiers should make their own enquiries to the local planning authority regarding their proposed use.

EPC

The EPC rating is F (141).

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Viewing & Further Information

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REF: A0416 / 18.05.21

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