

Barn with Commercial potential - To Let or For Sale

Rolfes Farm, Wickhambrook, Newmarket, Suffolk, CB8 8UL

Merrifields



Size: 3,258 Sq Ft

Outbuilding suitable for other uses STPP


Timber framed unit with timber clad and brick 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

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

Description

Rolfes Farm is located in Wickhambrook in Suffolk, close to the A143. The building is of timber frame with part timber clad elevations and part flint/brick elevation. There is a pitched tile roof. The building has potential to be converted to a commercial use on the basis of achieving the necessary planning permissions.

Accommodation

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

Total	3,258 Sq Ft	302.67 Sq M
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Availability

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

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 building is currently used for storage. The building may be suitable for a variety of commercial, industrial, recreation and community facility uses STPP. Future Residential use will not be permitted. The building is Grade II 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

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