

# Barn and Studio with Commercial potential - To Let or For Sale

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

# Merrifields



Size: 1,465 - 4,723 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

 [info@merrifields.co.uk](mailto:info@merrifields.co.uk)

 [www.merrifields.co.uk](http://www.merrifields.co.uk)

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 Barn 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.

The Studio is of timber frame with brick elevation and part timber clad elevations. The unit is split over two floors and benefits from window throughout, WC and separate power supply. This building also has potential to be converted to a commercial use subject to obtaining the necessary planning permissions.

## Accommodation

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

The Barns	302.67 Sq M	3,258 Sq Ft
The Studio	136.1 Sq M	1,465 Sq Ft
Total	136.1 - 438.77 Sq M	1,465 - 4,723 Sq Ft





## Availability

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

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## VAT

Option to tax to be confirmed.

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## Business Rates

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

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## Service Charge

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

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## Costs

Each party will bear their own legal costs.

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## 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.

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## EPC

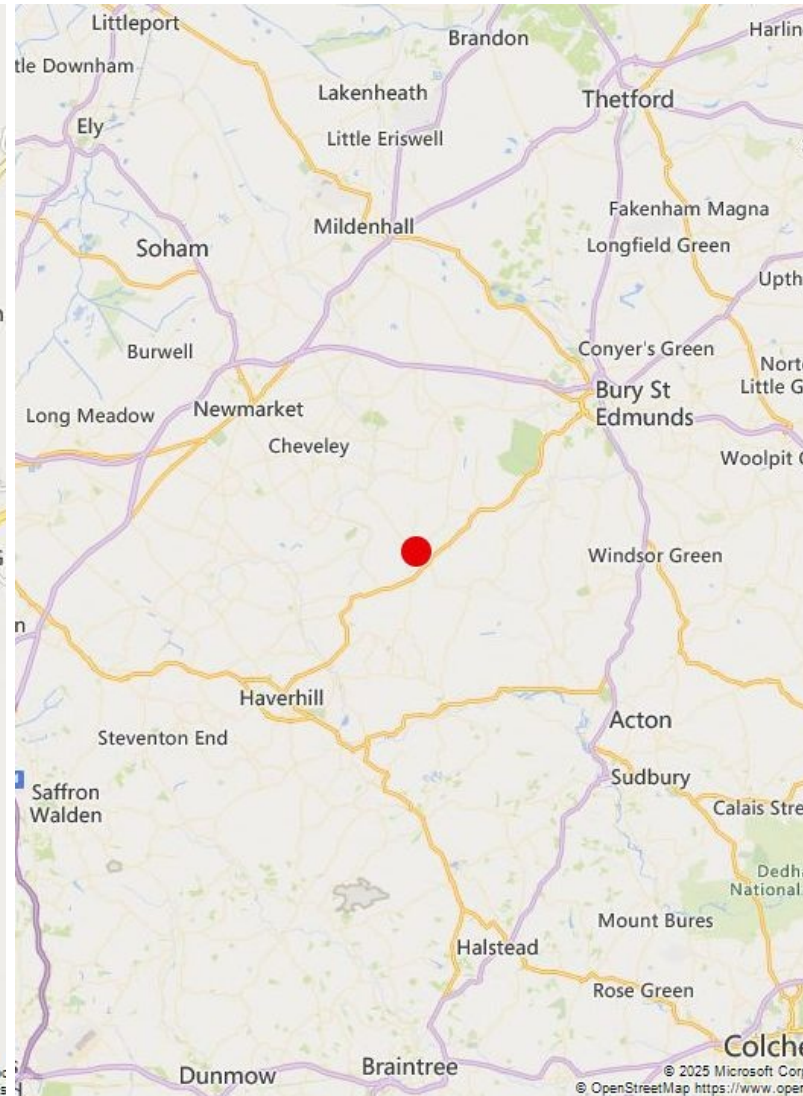
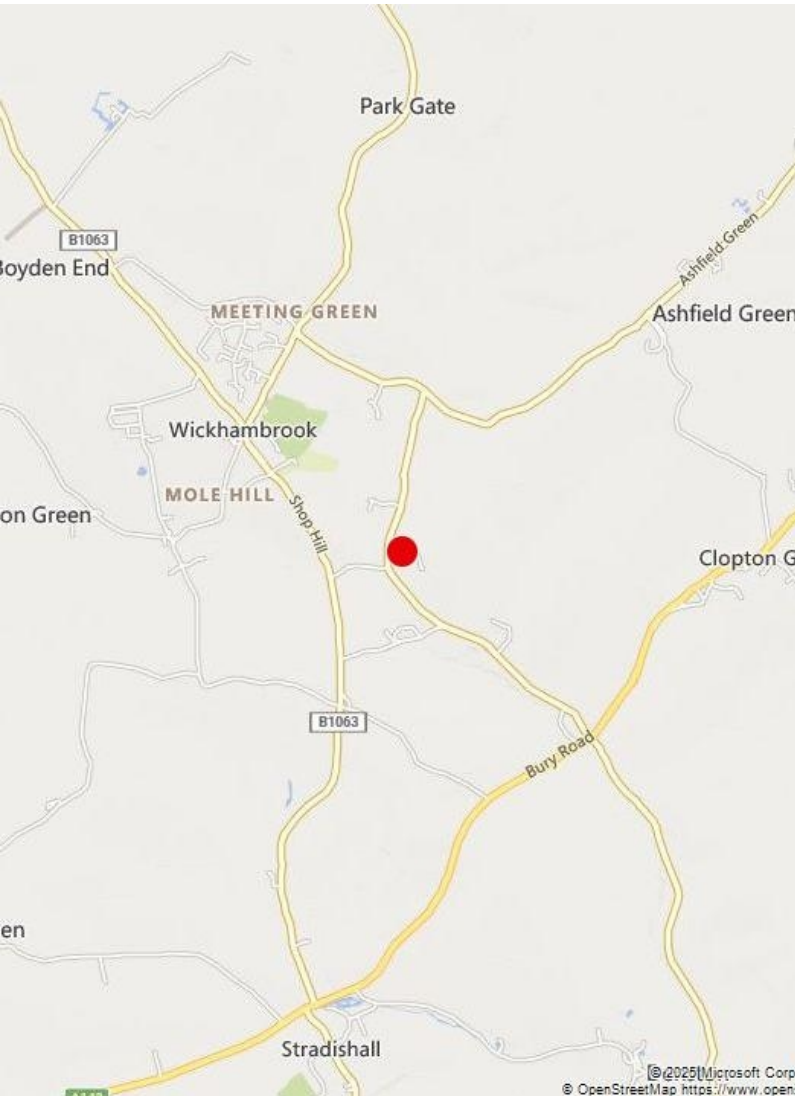
The building is unheated and therefore an EPC is not required. Should the building be brought into commercial uses an EPC may be required.





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### Viewing & Further Information

Max Ellis

01284 700700

max@merrifields.co.uk

Mark Kohler

01284 700700

mark@merrifields.co.uk

REF: A000785 / 01.04.25

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