

Storage Unit - TO LET

Unit 61 Red House Farm, Bacton, Stowmarket, Suffolk, IP14 4SB

Merrifields



Size: 340 Sq Ft

Small lock up for storage

Sideways shutter access door

Small Business rate relief may be available

Approximately 4.5 miles from J49 of the A14

Available TO LET from July 2025 subject to contract on a standard estate lease

Description

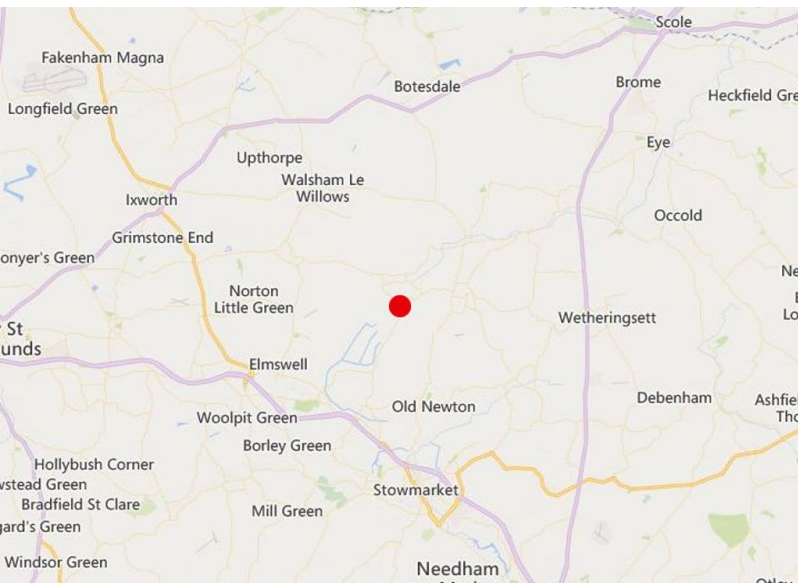
Red House Farm is located on the edge of the village of Bacton, about 4 miles north (as the crow flies) of the A14 but with good access to the A14 at Stowmarket and Elmswell.

Unit 61 is a ground floor storage unit with a sideways sliding door and a concrete floor. The unit has lighting but no water supply.

Accommodation

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

Total	340 Sq Ft	31.59 Sq M
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Availability

The property is available TO LET from July 2025 subject to contract on the standard estate lease.

Rent

£2,000 per annum.

VAT

The premises are not opted for VAT.

Business Rates

The rateable value is £1,900 (2023). Small business rates relief may be available.

Service Charge

The tenant will pay a fixed contribution of £0.30 per sq ft towards the estate service charge - subject to annual indexation.

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 property has been used for storage for over 10 years.

EPC

The property is exempt from requiring an EPC.

Viewing & Further Information

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