

Barn with Industrial / Commercial potential - To Let or For Sale

The Barn, Aldersfield Place Farm, Ashfield Green, Newmarket, Suffolk, CB8 8UZ

Merrifields



Size: 4,099 - 6,264 Sq Ft

Outbuilding suitable for other uses STPP

Steel framed unit with steel clad elevations and asbestos sheet roof

Rural location approximately 10 miles south west of Bury St Edmunds

Suitable for commercial, recreation, community and other uses STPP

Available To Let or For Sale on terms to be agreed



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

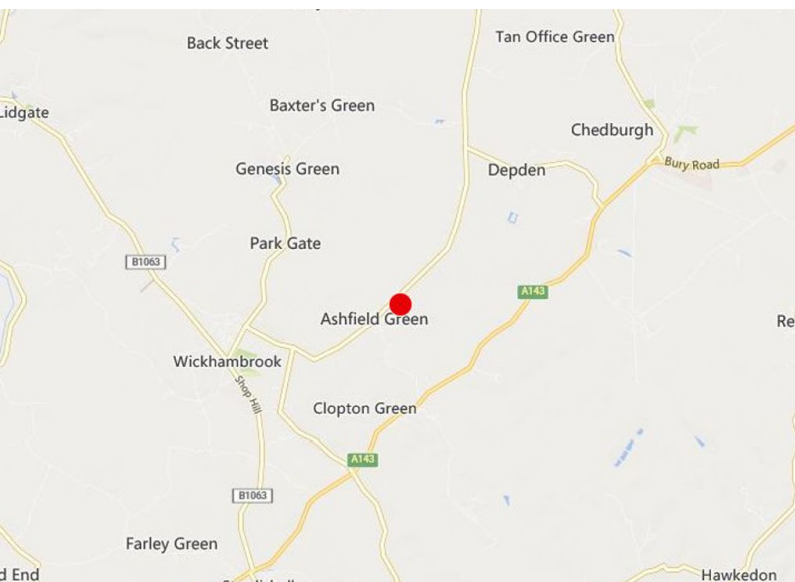
Description

The property is located in Wickhambrook approximately 10 miles south west of Bury St Edmunds. The Barn is of steel portal frame with a pitched asbestos and steel clad elevations. The property has 2 access doors and a concrete floor. 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 GIA(s):

Total	4,099 - 6,264 Sq Ft	380.8 - 581.93 Sq M
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Availability

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

Rent

From £25,000 per annum exclusive.

Price

From £300,000 exclusive.

VAT

The premises are opted for VAT (TBC).

Business Rates

The premises will be rated on occupation.

Service Charge

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

Costs

Each party will bear their own legal costs. The purchaser will cover any abortive legal costs incurred by the vendor.

Use & Planning

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

EPC

The EPC rating is C (63).

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Viewing & Further Information

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