

Retail Warehouse - TO LET

The Factory Shop, London Road, Brandon, Suffolk, IP27 0NE

Merrifields



Size: 12,330 Sq Ft


Prominently located on London Road


Large open plan versatile space

Former department store

Suitable for alternative uses STPP

Available TO LET on terms to be agreed

 01284 700 700

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

Description

The property is situated on London Road in Brandon, a market town located on the Suffolk/Norfolk border. Brandon benefits from direct access to the A1065, which connects to the A11 approximately 6 miles to the south, providing onward links to Bury St Edmunds, Cambridge and Norwich. Nearby occupiers include Tesco, Travis Perkins, Screwfix and other national businesses.

The property is of steel portal frame construction, incorporating full-height blockwork walls and concrete support beams beneath a pitched, insulated metal-clad roof. The unit offers open plan retailing space with air heating and cooling, a security system, double glazed windows, roof lights, fluorescent strip lighting and is carpeted throughout. The store area has part-concrete-part-tile floor, with access to three WCs, a kitchen and a small office. The loading area has concrete flooring throughout, with a 4.4m x 3.5m electric roller shutter door leading out to the loading bay.

Externally, the property further benefits from 30 car parking spaces, with 1 accessible space accessed directly off London Road. It also provides HGV access into the loading area to the west of the building.

Accommodation

The property has been measured to produce the following approximate GIA(s):

Total	1,145.46 Sq M	12,330 Sq Ft
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Warehouse Depth & Width: 29.73m x 40.02m

Eaves Height: 3.7m

Apex Height: 4.6m

Roller Shutter Door Height & Width : 3.5m x 4.4m



Availability

The property is available TO LET immediately.

Rent

£85,000 per annum exclusive.

VAT

The property is opted for VAT.

Business Rates

The rateable value is £65,000 (2026).

Service Charge

None.

Costs

Each party will bear their own legal costs.

Use & Planning

The premises has planning permission for a retail warehouse under planning number: F/2007/0921/COU. The property may be suitable for alternative uses within an E Use class

EPC

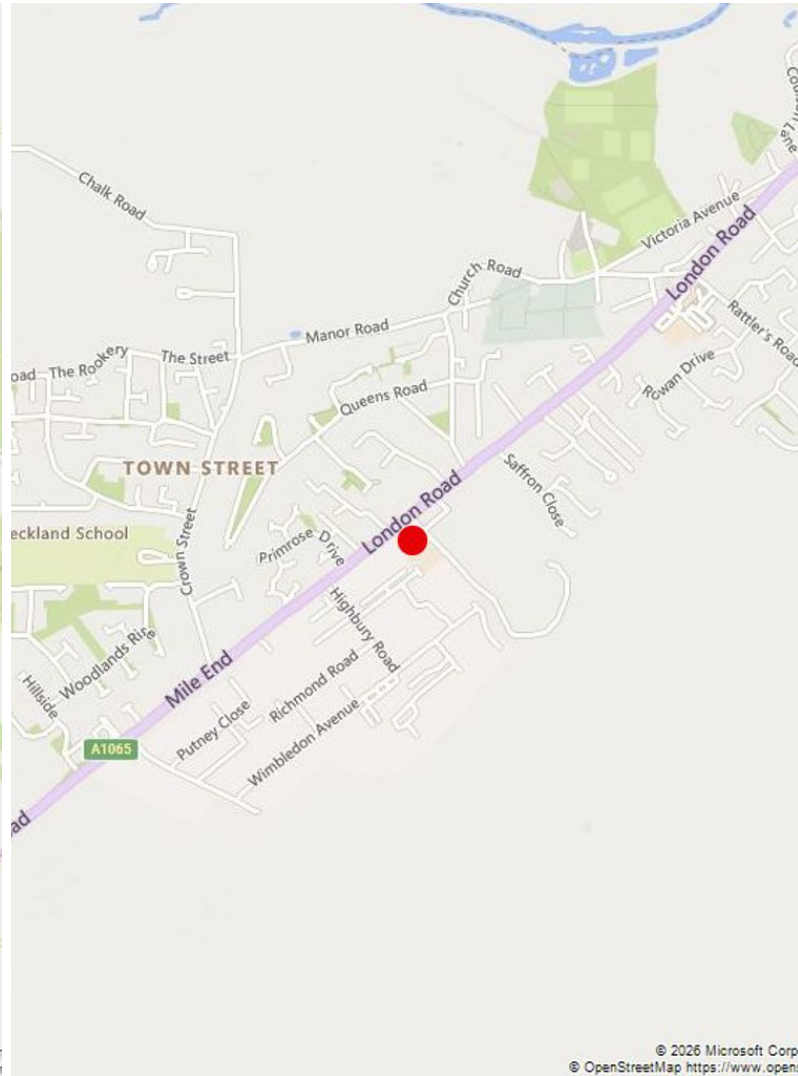
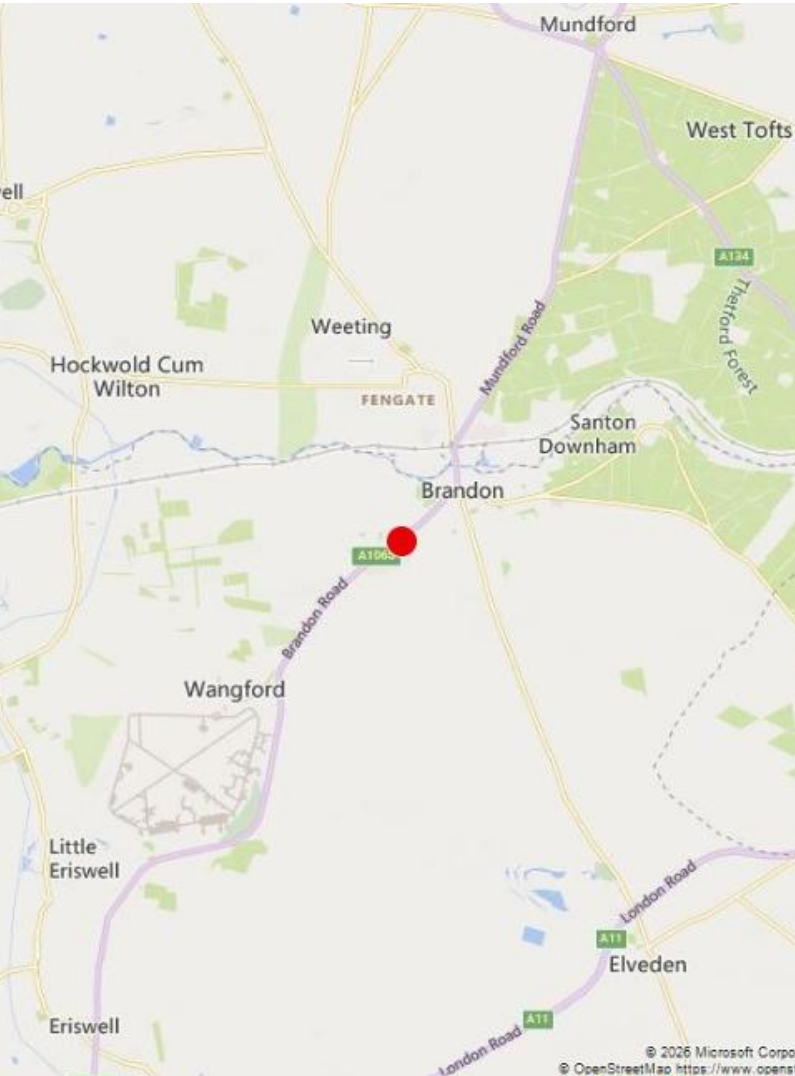
The EPC rating is C (52)



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Viewing & Further Information

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REF: A000913 / 01.06.26

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