

PAUL WRIGHT

ESTATE AGENTS SINCE 1965



HEMINGSTONE

RENTAL £12,000 p/a

We are delighted to be able to offer this timber-framed barn adjacent to a Listed building, in a rural location, which has established use as a French Polishing business. Hemingstone is located some 6.5 north of Ipswich, the County Town of Suffolk and is some 3.5 miles east of the A14 main trunk road between Felixstowe and Cambridge.



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Description

Gross internal area 2,576 sq.ft

Equates to: £4.65 per sq.ft.

Planning & Use

Business use Class B1 restricted solely to a French Polishing business. Maybe suitable for other purposes subject to planning permission for a change of use.

Terms

10 or 15 Year lease. Terms by negotiation. Tenant to meet Landlords reasonable legal fees.

Insurance

The Landlord will insure the building and recharge a proportion of the insurance premium to the Tenant. The Tenant will be required to hold their own contents and public liability insurance.

Services

The property benefits from single phase electric. No water or sewerage connected. Tenant would be responsible for the connection and maintenance costs if required.

Charges

A service charge may be levied in respect of the upkeep of the access and yard.

Local Authority

Mid Suffolk District Council.

Rateable Value

To be assessed.

Small business Rates

Relief may be available— all parties should check with Mid Suffolk District Council

Viewing

Strictly by appointment with Paul Wright & Co Ltd.

EPC

EPC as necessary



