

Merrifields

CHARTERED SURVEYORS

**63 Churchgate Street
Bury St Edmunds IP33 1RL**

**01284 700700
www.merrifields.co.uk**

Investment Availability A Selection of Our Current Instructions



Leyland Close, Howlett Way, Thetford, IP24 1XA FOR SALE

- 11 self-contained units of about 1,200 sq ft each
- Current rent role £20,000 plus VAT (5 vacant units)
- Long leasehold interest for sale (ground rent £13,500 pa)

Offers over £250,000 plus VAT

Ref A4694



Leyton Avenue, Mildenhall, Suffolk FOR SALE

- Detached factory of about 15,000 sq ft
- Site area of about one acre
- Let until 2017 at £45,000 p.a.

Price: Offers around £575,000

Ref A4648



Units A1-A5 and B1-B4 Chase Road, Bury St Edmunds FOR SALE

- Modern industrial terrace close to J42 of the A14
- 8 self contained units providing about 41,348 sq ft
- For sale as a whole or in parts, subject to leases or vacant possession where applicable

Price: On application

Ref. A4898



**Low Green Barn, Nowton, Bury St Edmunds
FOR SALE**

- Substantial office investment let at £84,000 pa
- Superb barn conversion providing about 7,250 sq ft
- Located close to Bury St Edmunds

Price: Offers invited around £1 million

Ref A5104



**29a Churchgate Street, Bury St Edmunds
FOR SALE**

- Partly converted to residential use
- About 1,108 sq ft with courtyard garden
- Suitable for residential or commercial use

Price: Offers invited over £150,000

A4921



**2 St Andrews Street and 33/35 High Street, Mildenhall
FOR SALE**

- Mixed freehold high yielding investment property
- 5 Flats and a Shop with estimate income of £25,680 pa
- Freehold available subject to existing tenancies

Price: Offers invited around £280,000

A5141



**5a & 5b Hatter Street, Bury St Edmunds
FOR SALE**

- Mixed retail and residential investment
- Shop of approx 380 sq ft (NIA)
- 3 bedroom Maisonette approx 955 sq ft (GIA)

Price: Offers invited around £200,000

A5042

Please let us know if you would like more details, or an inspection, of any of these properties.

All our properties can be viewed on our website www.merrifields.co.uk.

Please email info@merrifields.co.uk, or telephone [01284 700700](tel:01284700700), with your details if you wish to go on our mailing list.