

## Lock Up Storage Unit - TO LET

Unit 69 Red House Farm, Bacton, Stowmarket, Suffolk, IP14 4LE

# Merrifields



### Size: 550 Sq Ft

Located approximately 4.5 miles from the A14

Benefits from a concrete floor and lighting


GIA of approximately 550 sq ft


Flexible lease terms considered

Available TO LET on a new lease on terms to be agreed



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## Description

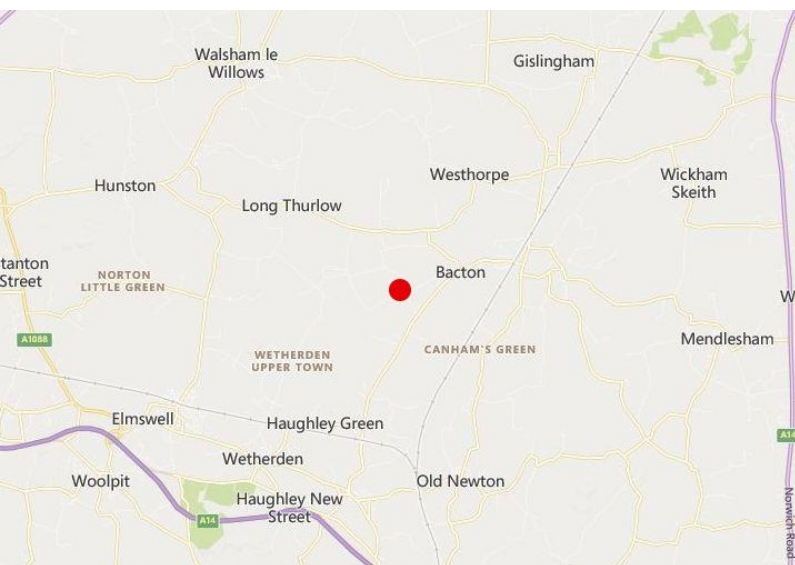
Red House Business Units are located on the edge of Bacton, about 4 miles north (as the crow flies) of the A14 but with good access to the A14 at Stowmarket and Elmswell.

Unit 69 is lock up storage unit with block and brickwork walls with a concrete floor. The unit further benefits from a sliding access door, lighting and electricity. Other occupiers within the Business Units on the estate include pickle makers, joiners, fabricators, office users and supplier of portable buildings.

## Accommodation

The property has been measured to produce the following Approximate dimensions and s:

Total	550 Sq Ft	51.1 Sq M
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## Availability

The property is available TO LET immediately on terms to be agreed

## Rent

£2,100 per annum exc

## VAT

Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## Business Rates

The rateable value is £3,050 (2023).  
Small Business rate relief may be available.

## 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 but the ingoing tenant will pay any abortive costs incurred by the landlord.

## Use & Planning

The premises have most recently been used for Storage. Interested parties should make their own enquiries to the local planning authority for their proposed use.

## EPC

An EPC is not required.

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## Viewing & Further Information

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REF: A000756 / 28.11.24

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