

Rarely Available Showroom / Trade Counter Unit - For Sale

Fairview House, Lamdin Road, Bury St Edmunds, Suffolk, IP32 6EN

Merrifields



Size: 3,813 Sq Ft

Former Car Showroom unit

Located on Established Trade and Automotive Business Park


Excellent Specification including full height glazing


Suitable for various showroom, trade and business uses STPP

Available for sale freehold



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

Description

Modern detached showroom / trade counter unit located on Lamdin Way in Bury St Edmunds opposite Lark Valley Business Park. Lamdin Road is an established car showroom, trade counter and business Park area in Bury St Edmunds located off Mildenhall Road and close to the new Marham Park Residential Development.

The unit has most recently been used as a car showroom and provides open plan showroom space with ancillary offices, reception, customer Male, Female and DDA WC's. The first floor provides further offices, kitchen and staff WC's.

The unit benefits from ample parking and forecourt with roadside frontage and to the rear further yard, parking and external storage areas.

Accommodation

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

Ground	285.48 Sq M	3,073 Sq Ft
First	68.75 Sq M	740 Sq Ft
Total	354.23 Sq M	3,813 Sq Ft

Site Area of 0.48 acres



Availability

The property is available FOR SALE freehold immediately

Price

Guide Price of £750,000 exclusive

VAT

The premises are opted for VAT.

Business Rates

The rateable value is currently assessed with another property and will need to be split on completion.

Costs

Each party will bear their own legal costs.

Use & Planning

The premises have most recently been used as a car showroom within a Sui Generis use class. The premises would be suitable for car showroom, other automotive uses or various trade and business services uses within Class E of the use classes order. Subject to planning permission.

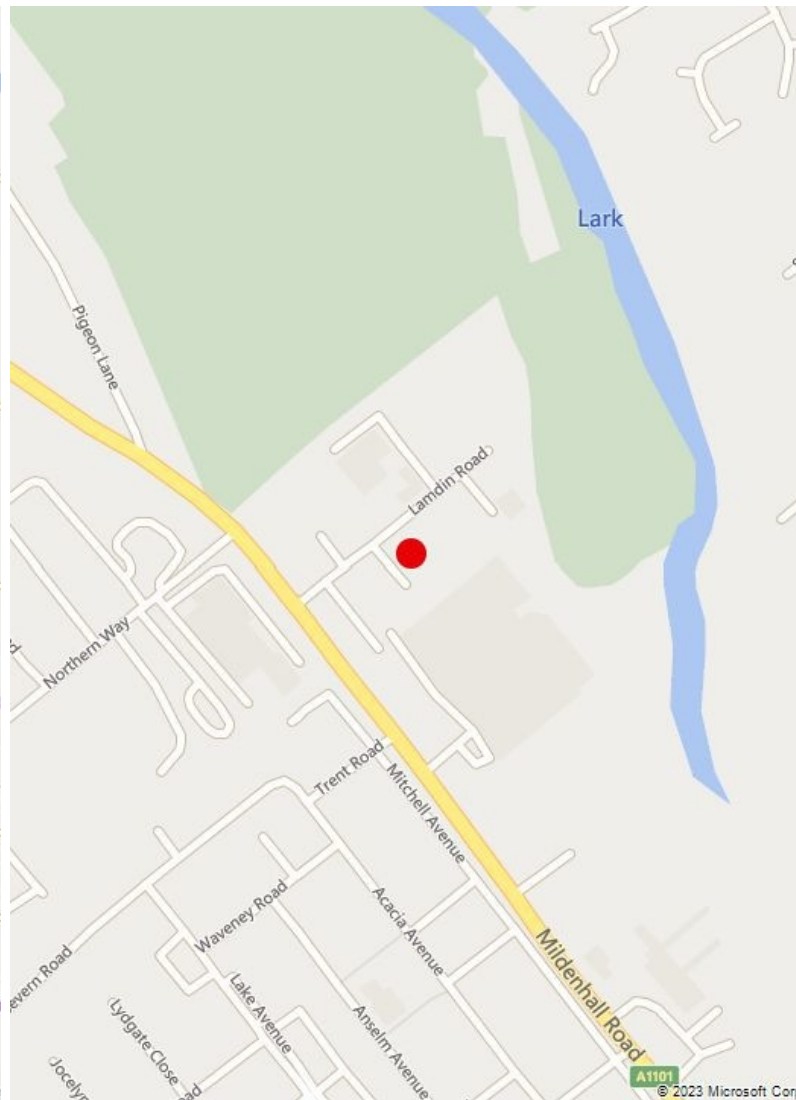
EPC

EPC rating is C (66)



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Viewing & Further Information

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REF: A0605 / 04.05.23

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