

Agricultural Building with Industrial / Commercial potential - To Let or For Sale

Hill Farm, Stradishall, Newmarket, Suffolk, CB8 8YR

Merrifields



Size: 2,572 Sq Ft

Outbuilding suitable for other uses STPP

Timber framed unit


Located South of Bury St Edmunds


Suitable for commercial, recreation, community and other uses STPP

Available To Let or For Sale on terms to be agreed



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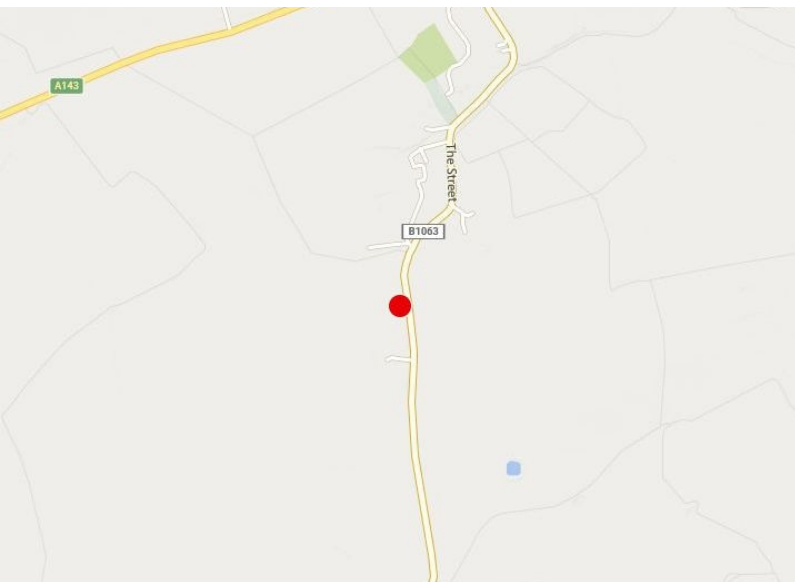
Description

Hill Farm is located on Edmunds Hill in Stradishall in Suffolk close to the A143 south of Bury St Edmunds. The building is timber framed with steel profile roof and is part open sided and part timber clad. The buildings could be converted to commercial uses subject to planning permission.

Accommodation

The property has been measured to produce the following approximate Gross Internal Areas:

Total	2,572 Sq Ft	238.94 Sq M
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Availability

The property is available TO LET or FOR SALE on terms to be agreed.

Rent

Rent from £15,500 per annum exclusive plus VAT and price from £185,000 exclusive plus VAT.

Business Rates

The premises are currently not rated. Business rates would need to be assessed following planning permission.

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 incoming tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The premises are currently within an agricultural use. The building may be suitable for a variety of commercial, industrial, tourist accommodation, recreation and community facility uses subject to planning permission. Future Residential use will not be permitted. The building is curtilage listed.

EPC

The building is unheated and therefore an EPC is not required. Should the building be brought into commercial uses an EPC may be required.

Viewing & Further Information

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REF: A0693 / 01.04.25

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