

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

Vincent's Farm, Pages Hill Road, Whepstead, Bury St. Edmunds, Suffolk, IP29 4SY

Merrifields



Size: 1,632 Sq Ft

Outbuilding suitable for other uses STPP


Timber framed unit with timber clad elevations


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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Merrifields Chartered Surveyors
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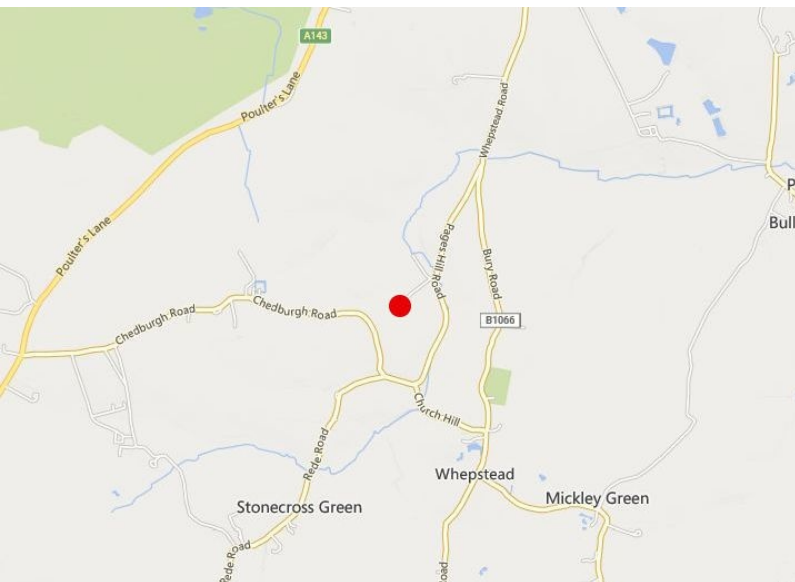
Description

Vincents Farm is located in Whepstead in Suffolk close to the A143 south of Bury St Edmunds. The building is timber framed with a single skinned steel profile roof and timber cladding to the elevations. 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	1,632 Sq Ft	151.61 Sq M
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Availability

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

Rent

Rent and Price on application

VAT

Option to tax to be confirmed.

Business Rates

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

Service Charge

The tenant or purchaser will be responsible for a fair and reasonable proportion of the service charge.

Costs

Each party will bear their own legal costs.

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 STPP. 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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