

## Commercial Premises - FOR SALE or TO LET

The Old School, Thetford Road, Ixworth, Bury St. Edmunds, Suffolk, IP31 2EU

# Merrifields



Size: 2,760 Sq Ft

Old School located in Ixworth village

Open plan storage and display areas

Rear parking and expansion plot

Suitable for commercial, recreation, community and other uses STPP

Available For Sale or To Let on terms to be agreed



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Merrifields Chartered Surveyors  
63 Churchgate Street  
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## Description

The Old School is located on Thetford Road in Ixworth. The premises were previously a School but have more recently been used as an Antiques Dealers for many years. The premises include open plan antique storage and display areas, Offices, Kitchen and WC's and a rear workshop. Externally there is a parking area.

## Accommodation

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

Total	256.4 Sq M	2,760 Sq Ft
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## Availability

The property is available FOR SALE or TO LET freehold immediately subject to agreeing access arrangements, planning for any proposed use and landlords works.

## Rent

£32,500 per annum exc.

## Price

Guide Price of £375,000 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 £17,250 (2023).

## Costs

Each party will bear their own legal costs.

## Use & Planning

The premises have most recently been used as an Antiques Showroom. The premises may be suitable for commercial, recreation, community and other uses STPP. Interested parties should make their own enquiries to the local planning authority for their proposed use. An overage clause would be included for any future residential use.

## EPC

The EPC rating is F (145).



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### Viewing & Further Information

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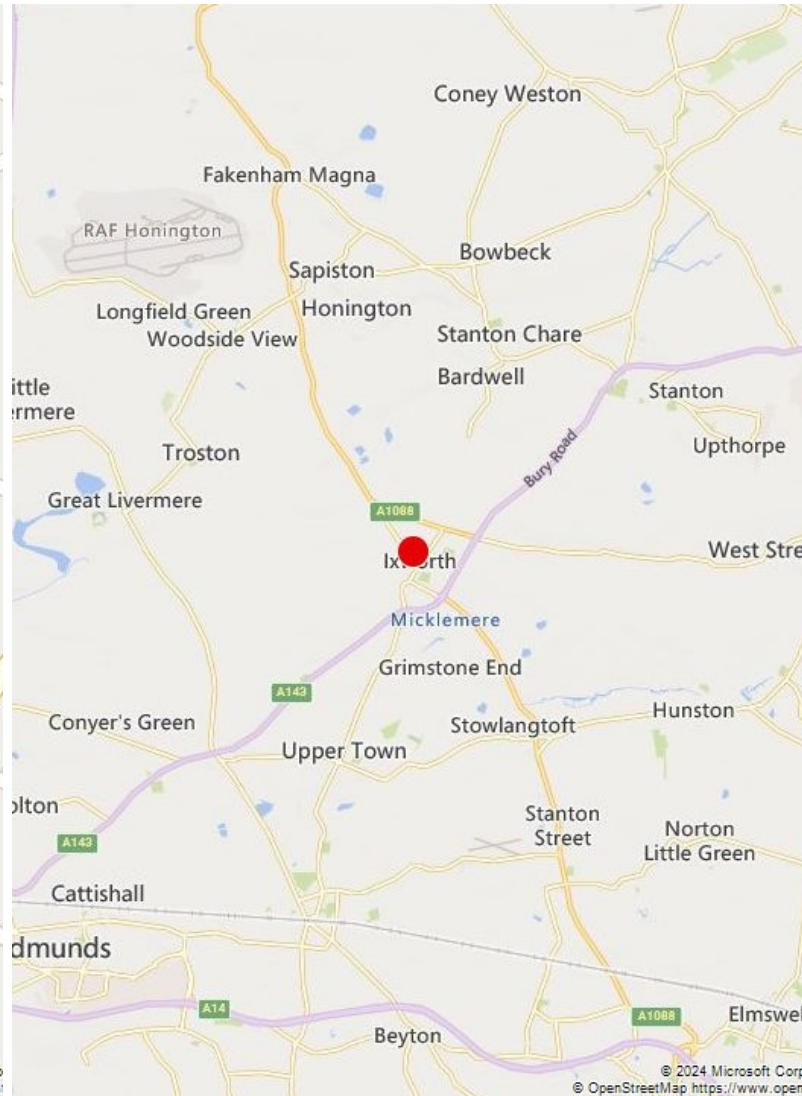
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REF: A0754 / 01.04.25

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