



## Cedars Black Barn

Cedars Hill, Brockford, Stowmarket, Suffolk, IP14 5PQ

To Let - Units available from 105.2 sqm / 1,132 sqft (NIA)

LACY SCOTT  
& KNIGHT

est. 1869

Chartered Surveyors | Land & Estate Agents | Auctioneers & Valuers



# Cedars Black Barn

Cedars Hill | Brockford | Stowmarket | Suffolk | IP14 5PQ

A14 (J51) 8.3 Miles | Stowmarket 8.8 Miles | Diss 10.1 Miles |

Ground floor & first floor character business units with car parking, close to A140, in a rural location. From 105.2 sqm / 1,132 sqft (NIA).

## LOCATION

Brockford is a small village in Mid Suffolk District, located on the A140 approximately eight miles north of the A14 at Beacon Hill and only 11 miles south of the market town of Diss. Cedars Courtyard is an established business location only half a mile from the A140.

## DESCRIPTION

Character business units with car parking.

## ACCOMMODATION

### GROUND FLOOR UNIT

Open-plan unit with meeting room, access from communal entrance and side, windows to rear. Fluorescent lights, carpet floor and electric heaters.

Floor area: 105.2 sqm 1,132 sqft

### FIRST FLOOR UNIT

Three separate spaces with access from communal entrance, windows to side and rear. Fluorescent lights, carpet floors, electric heaters and ceiling fans.

Floor area: 105.32 sqm 1,134 sqft

### COMMUNAL AREAS (GF)

Shared entrance hall, kitchen & separate male and female toilets.

## LEASE TERMS

The property is available on a new lease.



## RENT AND AVAILABILITY

Ground Floor: £8,000+VAT pa 1<sup>st</sup> February 2025

First Floor: £8,000+VAT pa 1<sup>st</sup> February 2025

Rent includes cost of water and foul drainage and is payable monthly in advance by standing order.

## DEPOSIT

Three months' rent.

## VAT

All charges are subject to VAT.

## SERVICES

Mains water and electricity. No service charge.

## BUSINESS RATES

Cedars Black Barn: £13,250 RV 2023 (as a whole)

The rateable value will be reassessed by the valuation office if the ground floor and first floor office units are let individually. Small business rates relief may be available providing up to 100% exemption. All interested parties should make their own enquiries with Mid Suffolk District Council regarding their rates liability.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy rating: 'E' (108)

## PLANNING

We assume that the property has planning consent for Class E (business) use by virtue of its existing use.



## LOCAL AUTHORITY

Mid Suffolk District Council.

## COSTS

The Tenant will be required to contribute £250+VAT towards the landlord's costs in preparing the lease.

## VIRTUAL TOUR

For a virtual tour please click on the link below:

<https://my.matterport.com/show/?m=NNwY8oAytGR>

Please note the virtual tour was created in January 2023 prior to the current tenant occupying the property.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only. To arrange a viewing or for further information please contact: Lacy Scott & Knight Commercial

Contact: Harry Storey

Tel: 01449 833687

Email: [hstorey@lsk.co.uk](mailto:hstorey@lsk.co.uk)



### Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

**Misrepresentation and Notices** Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.





Tel: 01284 748600

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN