



Pightle Barn

Blacksmiths Lane, Middlewood Green, Stowmarket, Suffolk, IP14 5EU

Retail Unit To Let - £36,000 per annum

LACY SCOTT
& KNIGHT

est. 1869

Chartered Surveyors | Land & Estate Agents | Auctioneers & Valuers

Pightle Barn

Middlewood Green | Stowmarket | Suffolk | IP14 5EU

A14 (J50) 3.2 Miles | Stowmarket 3.8 Miles | Ipswich 12.8 Miles |

Retail unit offering a GIA of approx. 550.48 sqm (5,925 sqft) plus outbuilding 50.25 sqm (541 sqft). Access to A14 trunk road approx. 3.8 miles to south-west. The current business is unaffected due to relocation.

LOCATION

The unit is located in Middlewood Green approx. 3.8 miles from Stowmarket. Stowmarket offers a good range of services and has a mainline railway station with London Liverpool Street approximately 1 h 26 minutes. There is also access to the A14 trunk road at junction 50 approx. 3.2 miles to the south-west.

DESCRIPTION

Steel portal frame construction with internal block walls and external brick and timber cladding. There is a large car parking and loading area to the side and rear of the unit.

ACCOMMODATION

The accommodation comprises a large open plan retail space with several smaller rooms partitioned to the front and side. There is a front entrance room with four further retail/office rooms to the front plus a kitchen and separate male and female toilets including a disabled WC. To the rear there are two further retail rooms. The main retail space benefits from timber double glazed windows, strip lights, concrete floor and double doors to the rear for loading.

Gross Internal Area: 550.48 sqm 5,925 sqft

Double door opening: 2.28m height 2.14m width

OUTBUILDING

There is also an outbuilding providing an additional 50.25 sqm (541 sqft) of storage space.



RENT AND AVAILABILITY

Pightle Barn £36,000 per annum September 2024

LEASE TERMS

The property is available on a new full repairing and insuring lease.

DEPOSIT

Three months' rent.

VAT

No VAT.

SERVICES

Mains water, drainage, electricity and oil-fired boiler.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy rating: TBC

LOCAL AUTHORITY

Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX. Tel: 0300 123 4000

BUSINESS RATES

Rateable Value: £23,000 RV 2023

Payable Rates: £11,477.00 per annum

The rates payable are based on the current UBR of £0.499. All interested parties should make their own enquiries with Mid Suffolk District Council regarding their rates liability.

PLANNING

We assume that the property has planning consent for Class E (retail) use by virtue of its previous use. The property may be suitable for a variety of uses under Class E including: restaurant, sports and recreation, medical and health services, creche and day nursery, offices and research & developments. All interested parties should make their own enquiries with Mid Suffolk District Council regarding the intended use.

COSTS

Each party to pay their own legal or any other costs included in the transaction.

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

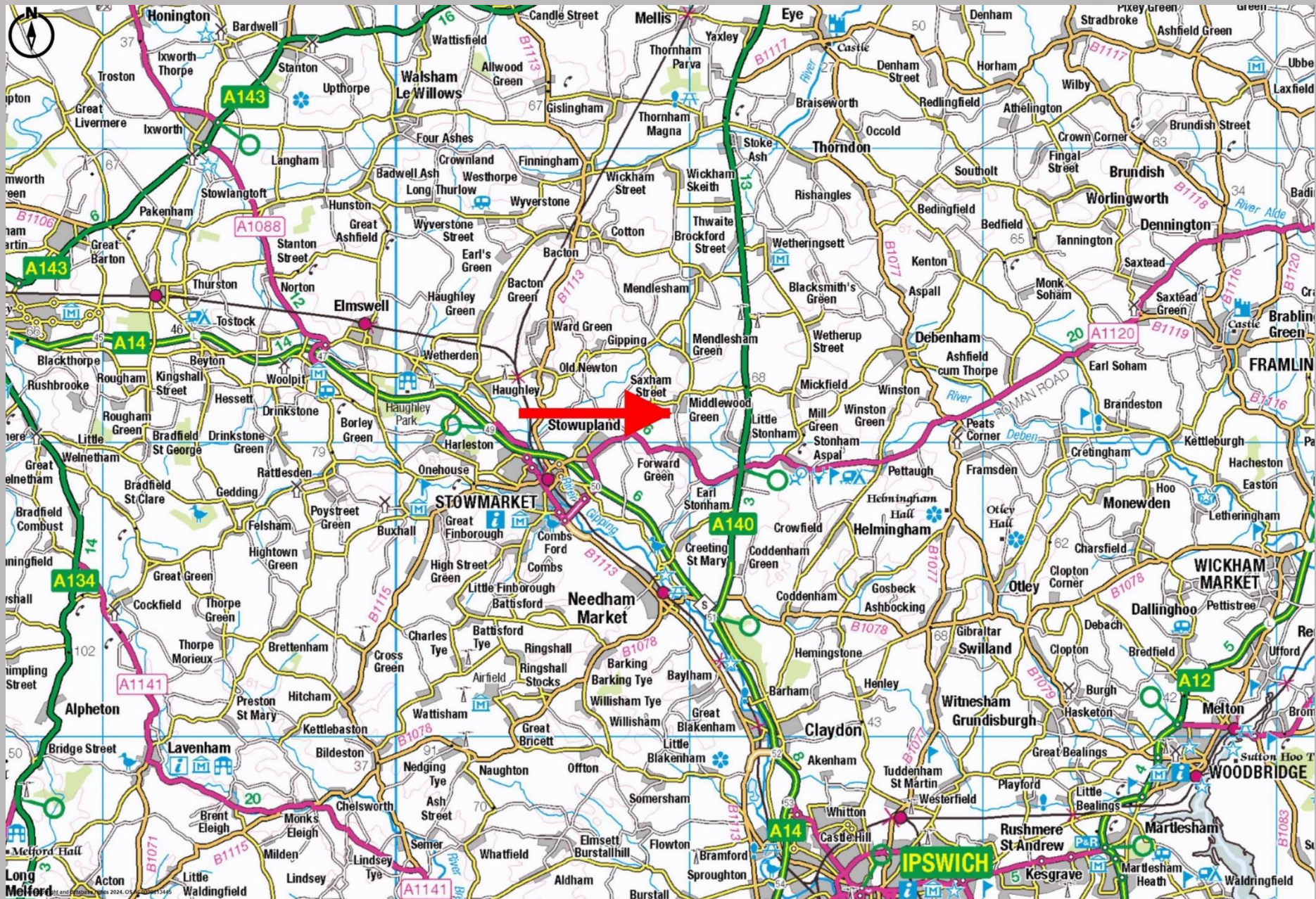


Plans, Areas and Schedules

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.



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