



Jeffries of Bacton

Broad Road, Bacton, Stowmarket, Suffolk, IP14 4HP (Sat Nav Postcode IP14 4NF)

Have Available: Retail, Office, Business Space To Let - £375+VAT PCM

**LACY SCOTT
& KNIGHT**

est. 1869

Chartered Surveyors | Land & Estate Agents | Auctioneers & Valuers

Jeffries of Bacton

Broad Road | Bacton | Stowmarket | IP14 4NF

Stowmarket 6.6 miles | Bury St Edmunds 16.8 miles

Retail, Office, Business space available. Extending to approximately 23.86 sqm (257 sqft). Prominent location situated on the well-travelled B1113. Due to relocation - business unaffected.

LOCATION

Showroom Jeffries comprises of a car sales showroom and Bacton Bears Shop. Showroom Jeffries is located on the well-travelled B1113 at Bacton which is approximately 6.6 miles north of Stowmarket. There is good access to the A14 trunk road providing a route to the east coast ports and also to Cambridge, the West Midlands and London via the M11.

RENT AND AVAILABILITY

Showroom Jeffries £375+VAT per calendar month Available
All utility costs are included in the rent.

BUSINESS SPACE

The business space is situated at Jeffries with access via the main Showroom entrance and the side entrance. The business space benefits from a full height display windows to front, suspended ceiling with panel lighting, heating, and wood effect lament floor. Shared car parking and WCs are available on site. Access will need to be provided through the business space for use of the side entrance.
Floor area: 23.86 sqm (257 sqft)

LEASE TERMS

The property is available on a new 6 months licence agreement.

DEPOSIT

One months' rent.

VAT

All charges are subject to VAT.

COSTS

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

SERVICES

The business space is connected to electricity and there will be access to shared water supply and WCs on site. All utility costs are included in the rent.

PLANNING

The property has planning consent for Class E (retail, office, business) use by virtue of its existing use.

LOCAL AUTHORITY

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

VIEWING / 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 any 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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