



Langham Court

Langham, Bury St Edmunds, Suffolk, IP31 3EF

Business Unit To Let – 169.13 sqm (1,821 sqft) (NIA)

LACY SCOTT
& KNIGHT

est. 1869

Chartered Surveyors | Land & Estate Agents | Auctioneers & Valuers

Langham Court

Langham | Bury St Edmunds | Suffolk | IP31 3EF

A143 3.1 Miles | A14 (J47) 5.7 Miles | Bury St Edmunds 11.1 Miles

Attractive office, retail and leisure unit with car parking in a pleasant country estate setting. 169.13 sqm (1,821 sqft) (NIA).

LOCATION

The property is located almost in the centre of the Stowmarket/Bury St Edmunds/Diss triangle, and offering good access to either local facilities at Walsham le Willows, or onto trunk routes including the A14, and the A143 north Suffolk cross country route.

DESCRIPTION

Attractive office, retail and leisure unit with car parking.

ACCOMODATION

Attractive business space with a Net Internal Area of approximately 169.13 sqm (1,821 sqft). The accommodation comprises entrance area, main open plan area, plus three further areas, with welfare section providing lobby, kitchenette, two toilet cubicles, and disabled toilet. The property is well served with car parking.

LANGHAM COURT

Langham Court was previously the Coach House to Langham Hall, and occupies a parkland setting near the main house. It was converted some 20 years ago and offers good accommodation.

LEASE TERMS

The property is available on a new lease.

RENT AND AVAILABILITY

£20,000+VAT pa Available



VAT

All charges are subject to VAT.

SERVICES

Full oil central heating by radiators. Mains water and electricity.

SERVICE CHARGE

The tenant will also be responsible to pay a fair and reasonable service charge.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy rating: TBC

BUSINESS RATES

As a whole Langham Court: £25,000 RV (2023)
The rateable value will be reassessed to exclude the first-floor area of the building. The Tenant will be responsible to pay any rates due. 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 (office) use by virtue of its previous use. We understand Langham Court is curtilage listed.

LOCAL AUTHORITY

Mid Suffolk District Council.

COSTS

Each party to pay their own legal or any other costs included in the transaction. A holding deposit is required to be paid upon agreement of the Heads of Terms and instructing legal representatives.

DIRECTIONS

The postcode is IP31 3EF. Use the entrance marked Langham Hall, and the turn immediately right to Langham Court.

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

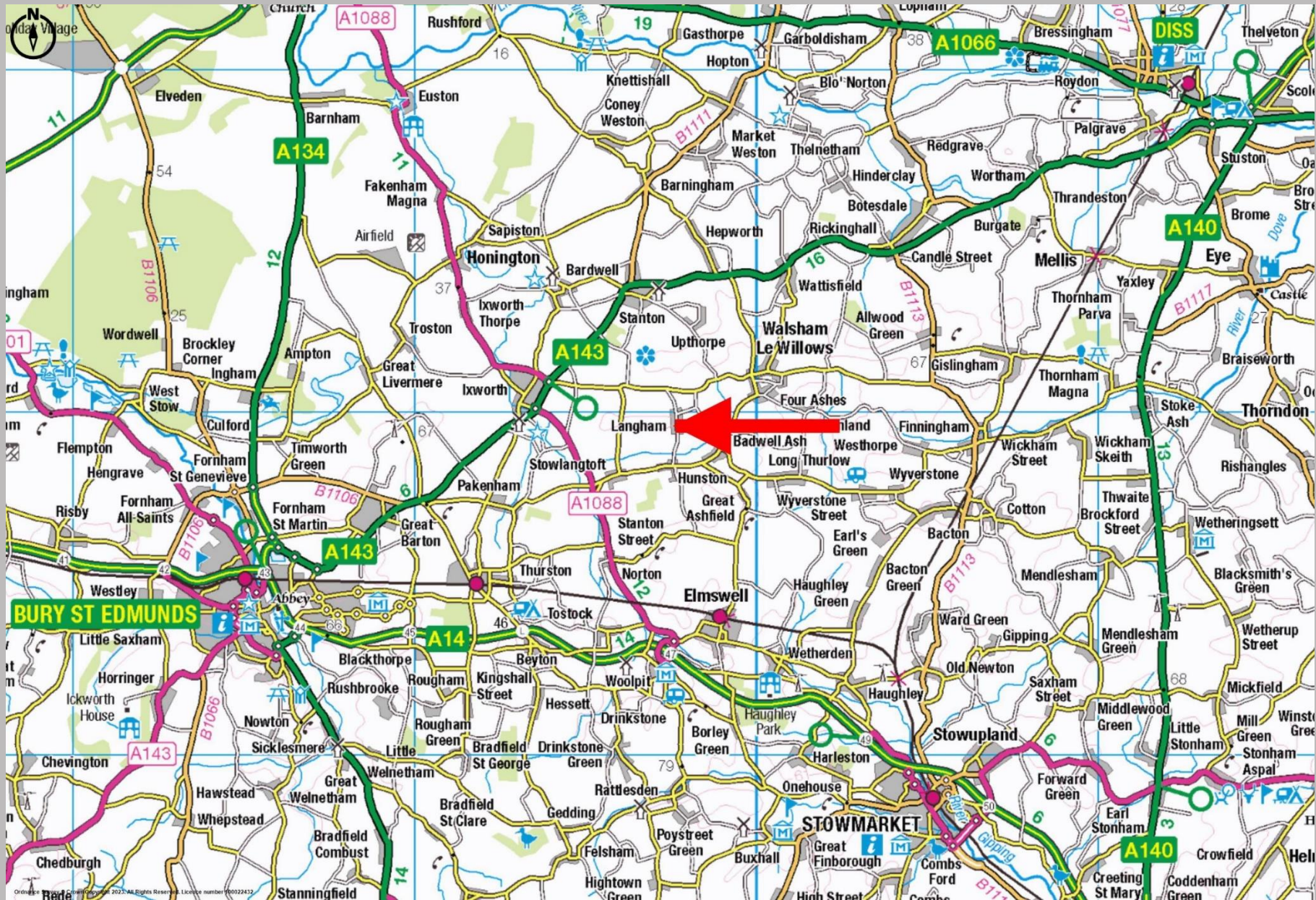


Plans, Areas and Schedules

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:-

- a) 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.
- b) 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.
- c) 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.
- d) No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- e) 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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