



## Showroom Jeffries at Bacton

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

To Let - £27,500 plus VAT per annum

LACY SCOTT  
& KNIGHT

est. 1869

Chartered Surveyors | Land & Estate Agents | Auctioneers & Valuers

# Showroom Jeffries of Bacton

Broad Road | Bacton | Stowmarket | IP14 4NF

Stowmarket 6.6 miles | Bury St Edmunds 16.8 miles

Modern showroom premises suitable for a variety of uses subject to planning. Extending to approximately 216 sqm (2,325 sqft). Prominent location situated on the well-travelled B1113. Due to relocation - business unaffected.

## LOCATION

The property is situated adjacent to Jeffries of Bacton and is being let as surplus to requirements. The premises are 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.

## DESCRIPTION

Steel portal frame construction with personnel door and full height display windows to front and roller shutter door to side. Car parking available on site.

## ACCOMMODATION

The accommodation comprises an open plan showroom space with a store room to the rear of the unit. The showroom space benefits from full height display windows to front, roller shutter door to side, suspended ceiling, fluorescent lighting, oil fired heating and carpet floor. Shared car parking and WCs are available on site.

Floor area: 216 sqm (2,325 sqft)

Roller shutter door opening: 2.48m height 4.50m width

## RENT AND AVAILABILITY

Showroom Jeffries £27,500 plus VAT per annum Available

## LEASE TERMS

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



## DEPOSIT

Three months' rent.

## VAT

All charges are subject to VAT.

## SERVICES

Mains electricity connected. Water and three phase electricity supplies can be connected to the unit at the Tenants cost.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy rating: 'C' (51)

## BUSINESS RATES

Estimated Rateable Value: £14,430 RV 2023

Estimated Payable Rates: £7,200.57 per annum

This figure has been derived from the rating schedule for the whole site published on the Valuation Office website.

The rates payable are based on the current UBR of £0.499.

The estimated rates will be subject to the valuation office reassessing the rateable value. If the rateable value does not exceed £15,000 the ratepayer may be eligible for a

percentage reduction in their rates bill under small business rates relief. All interested parties should make their own

enquiries with Mid Suffolk District Council regarding their rates liability.

## PLANNING

The property has planning permission for a car showroom under application number 323/01, granted on 17<sup>th</sup> May 2001. The showroom is suitable for motor spares/accessories and bike sale. The showroom may also be suitable for a range of uses under Class E & B. All interested parties should contact the agent regarding their intended use.

## LOCAL AUTHORITY

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

## 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](mailto:hstorey@lsk.co.uk)

Contact: John Casson  
Tel: 01284 748619  
Email: [jcasson@lsk.co.uk](mailto:jcasson@lsk.co.uk)



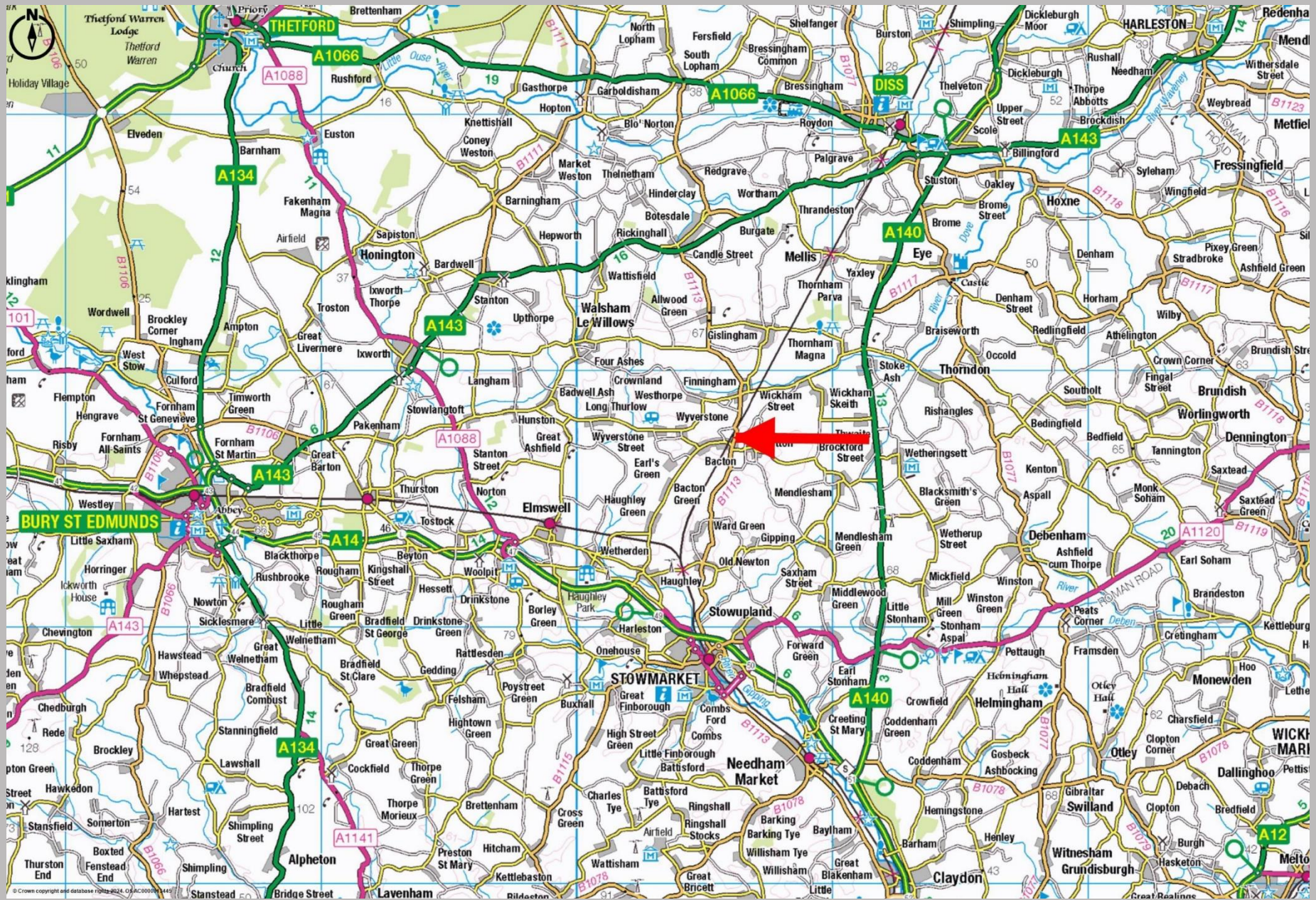
### Plans, Areas and Schedules

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.
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- 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