

Birchall Steel Consultant Surveyors

**TRULY UNIQUE OPPORTUNITY
TO ACQUIRE THE LAST REMAINING
ACCOMMODATION NISSEN HUT USED IN CONNECTION
WITH THE FORMER RAF/USAAF SADBURY AIRFIELD
WHICH HAS BEEN SYMPATHETICALLY RESTORED.**



**ABOUT 542 SQ. FT.
NEWLY INSTALLED KITCHEN & CLOAKROOM
HIGHLY INSULATED
LARGE FENCED SITE**

NISSEN HUT 514

Morris Farm
Badley Road
Great Waldingfield
Sudbury, Suffolk
CO10 0RY

TO LET ON A NEW LEASE

RENT £10,000 Per Annum Exclusive

100% Small Business Rate Relief Available

No VAT

Old Bakery Mews
6 King Street
Sudbury
Suffolk CO10 2EB

01787 883888
office@birchallsteel.co.uk
www.birchallsteel.co.uk

LOCATION

Nissen Hut 514 is located in Badley Road opposite Morris Farm in a quiet rural location about 1 mile from the centre of the village. The property is about 4 miles east of Sudbury, 8 miles from Hadleigh and some 14 miles both Bury St Edmunds and Colchester. There are branch line train services from Sudbury to London via Marks Tey with fast and regular main line services from Colchester to Liverpool Street taking less than an hour.

DESCRIPTION

The building was believed to have been constructed in 1943 and was used as accommodation for airmen based at the nearby RAF Sudbury which was subsequently used by the United States Army Airforce giving the designation of Station 174. Used for some time as a joiner workshop the building has been sympathetically restored in recent years which has included replacement of the corrugated skin with a double layer with insulation in between, a new kitchen has been installed at the rear together with a modern cloakroom and the building has been provided with period style lighting. The building stands on a rectangular fenced and gated site which although is mostly grass offers potential for extensive on-site parking.

The building provides the following accommodation but please note all dimensions and areas area approximate: -

Gross Internal Dimensions: 36'9" x 14'9" providing 542 sq. ft.

SERVICES

Main water and a 3-phase electrical supply are connected. Drainage is to a private system.

RATES

The building is not yet assessed to rate, but any Business Rates assessment is likely to produce a rateable value well below £12,000 so qualifying businesses will be entitled to 100% Small Business Rate Relief.

TERMS

The property is available on a new lease and effectively full repairing and insuring terms for a minimum term of 3 years although could be longer by negotiation.

RENT

£10,000 per annum exclusive.

VAT

The building is not elected for VAT purposes.

EPC

The building has an EPC rating of 'C'(53)

VIEWING

Strictly by prior arrangement with the sole agents **Birchall Steel Ltd: 01787 883888**



