

A former agricultural building offering storage and workshop facilities extending to nearly 1,500 sq ft and forming part of Worlingworth Hall Farm.

TO LET

From £7,200 pax

Ref: P7047/T

The Old Workshop
Worlingworth Hall
Farm

Worlingworth
Woodbridge
IP13 7NS



A former agricultural building that extends to approximately 1,435 sq ft (133 sqm) that has recently been updated now offering storage and workshop facilities.

On site car parking and shared WC facilities.

Ready for immediate occupation.

Contact Us



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Location

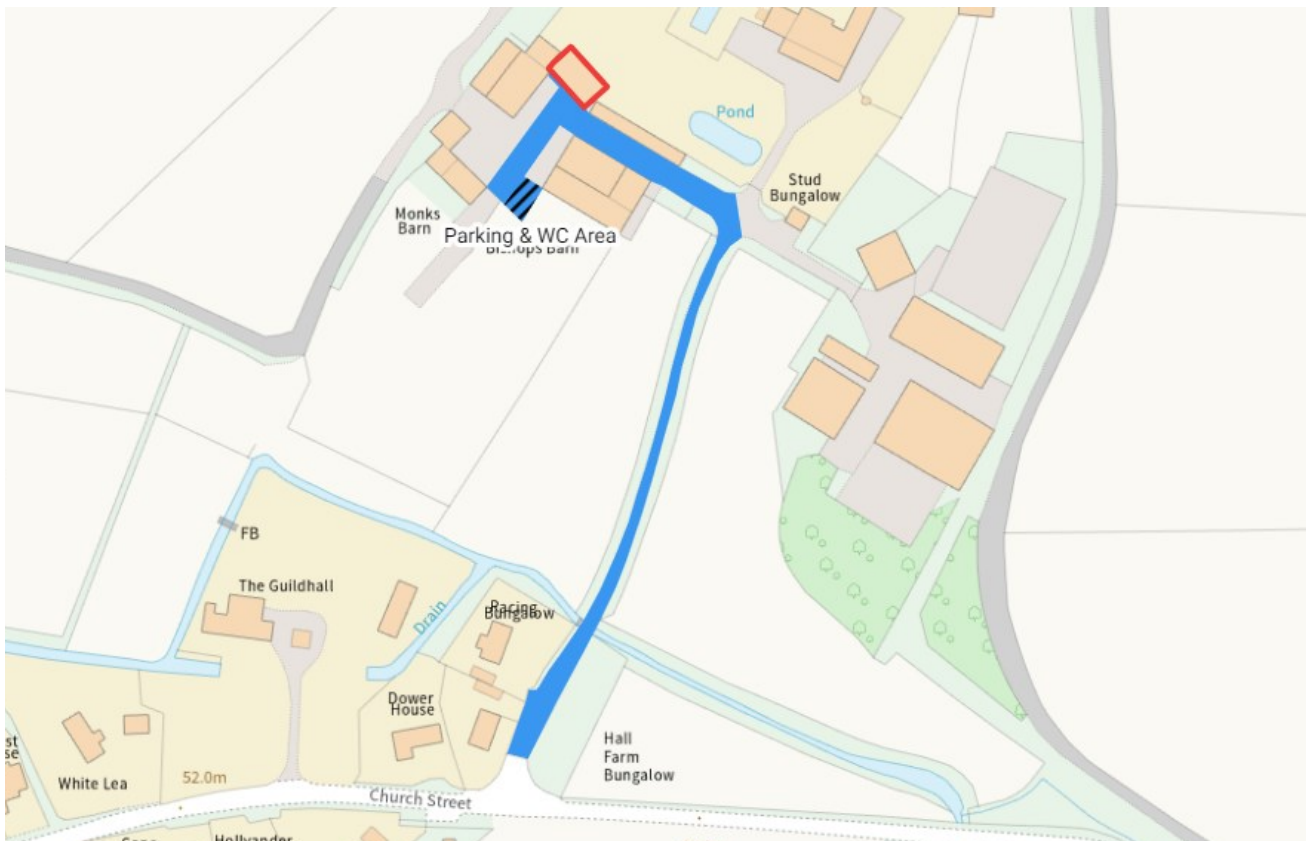
The property is located on the eastern edge of Worlingworth. The village benefits from a primary school, a recently reopened village shop/public house, the Swan, and also a community centre. It is just 7 miles from Framlingham. The county town of Ipswich lies approximately 18 miles to the south-west and here there are national shops and services, together with a regular train service to London's Liverpool Street scheduled to take just over the hour.

Description

The premises comprises a former agricultural building of steel portal frame design with elevations clad in block work and profile metal sheets under a pitched profile metal sheet roof with roof lights. On the front corner of the building are sliding doors, which have an approximate width of 5.95m and height of 4m. The building is well equipped with single phase electricity branching into 7 pairs of plug sockets. The workshop also has 3 pairs of tube lights on the ceiling and a further pair in one corner allowing more concentrated visibility. The Workshop also has the benefit of two parking spaces and a shared WC facility as indicated on the plan below.

A brief description of the building is detailed below:

Description	Approx SQM	Approx Square Feet	Rental Value PAX
The Old Workshop Edged red on plan below	133.28	1,435	£7,200



Terms

The premises are available to rent on what will essentially be a new internal repairing and insuring lease, together with the ongoing repair and maintenance of the sliding shutter doors, on terms to be agreed.

Insurance

The Landlord will insure the entire estate and re-charge a proportion of the premium to the Tenant. The Tenant will need to insure their own contents.

VAT

VAT is not payable on the rent.

Rateable Value

The Rateable Value is to be assessed. Small Business Rates Relief may be available.

Services

Mains electricity is connected to the premises. This is shared mains electricity supply and a check meter will be installed by the Landlord. The Landlord will then recharge the cost of the electricity at the prevailing rate to the Tenants.

Permitted Operating Hours

8am to 5.30pm, Monday to Friday; 8am to 5pm, Saturday. No working on Sundays or Bank Holidays.

Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

Costs

The Landlord will require an undertaking at the outset towards abortive legal fees. If a Tenant withdraws from any agreement, then this undertaking will be forfeited. Otherwise, each party will bear their own professional costs associated with the transaction.

Deposit

A deposit will be required, which will be to the minimum equivalent of three month's rent (£1,800).

Viewing

Strictly by appointment with the agent.



NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

March 2023



Directions

From Framlingham, take the B1119 to Saxtead Green and at the junction with the A1120 (opposite the post mill) turn right and then immediately left. Continue on this road through Saxtead for approximately 2½ miles before taking a left hand turn on a sharp right hand bend signposted to Worlingworth. Upon entering the village, the entrance to Worlingworth Hall will be found on the right hand side. Continue along the driveway and the premises will be found in the centre of the farm on the left hand side.

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