

*Agricultural building of 184sqm
available for short-term storage.*

Available Immediately.

TO LET
£500 PCM
Ref: B105

The Grain Store
Rishangles Hall Farmyard
Rishangles
Eye
IP23 7LA



A modern grain store of 184sqm available for short-term storage until end of June 2024.

Available Immediately.

Contact Us



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Location

The premises are situated at Rishangles Hall Farmyard, within the rural parish of Rishangles. The farmyard comprises a number of agricultural and commercial premises within a secure yard setting. Rishangles is approximately 4 miles from both Debenham and Eye, 10 miles from Framlingham and 17 miles from Ipswich. Both Debenham and Eye have a wide range of local services and amenities. The A140 is 4 miles to the west.

Description

A modern grain store of 184sqm available for short-term storage. The store extends to 22.22m x 8.29m with a large vehicular roller shutter door for access of 6m wide x 5m high.

Note: only the middle section of the store is available, the two lean-to stores are occupied. No WC facilities are available.

The Accommodation

| Description | Sqm | Sq Ft |
|-------------------|------------|-------------|
| Warehouse/Storage | 184 | 1979 |
| TOTAL | 184 | 1979 |

Terms

The premises are available on a short-term licence until the end of June 2024. The property will need to be vacated to allow the Landlord to use the building during harvest 2024 but may be available again in Autumn 2024.

Deposit

A deposit will be held by the Landlord during the term of the licence.

Services

Electricity is connected to the barn but not to the demise area.

Business Rates

Currently un-rated.

VAT

VAT is payable on the Rent.

Legal Costs

Each party to be responsible for their own legal costs.

Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX.

Viewing

By prior appointment through sole agents Clarke & Simpson.



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.

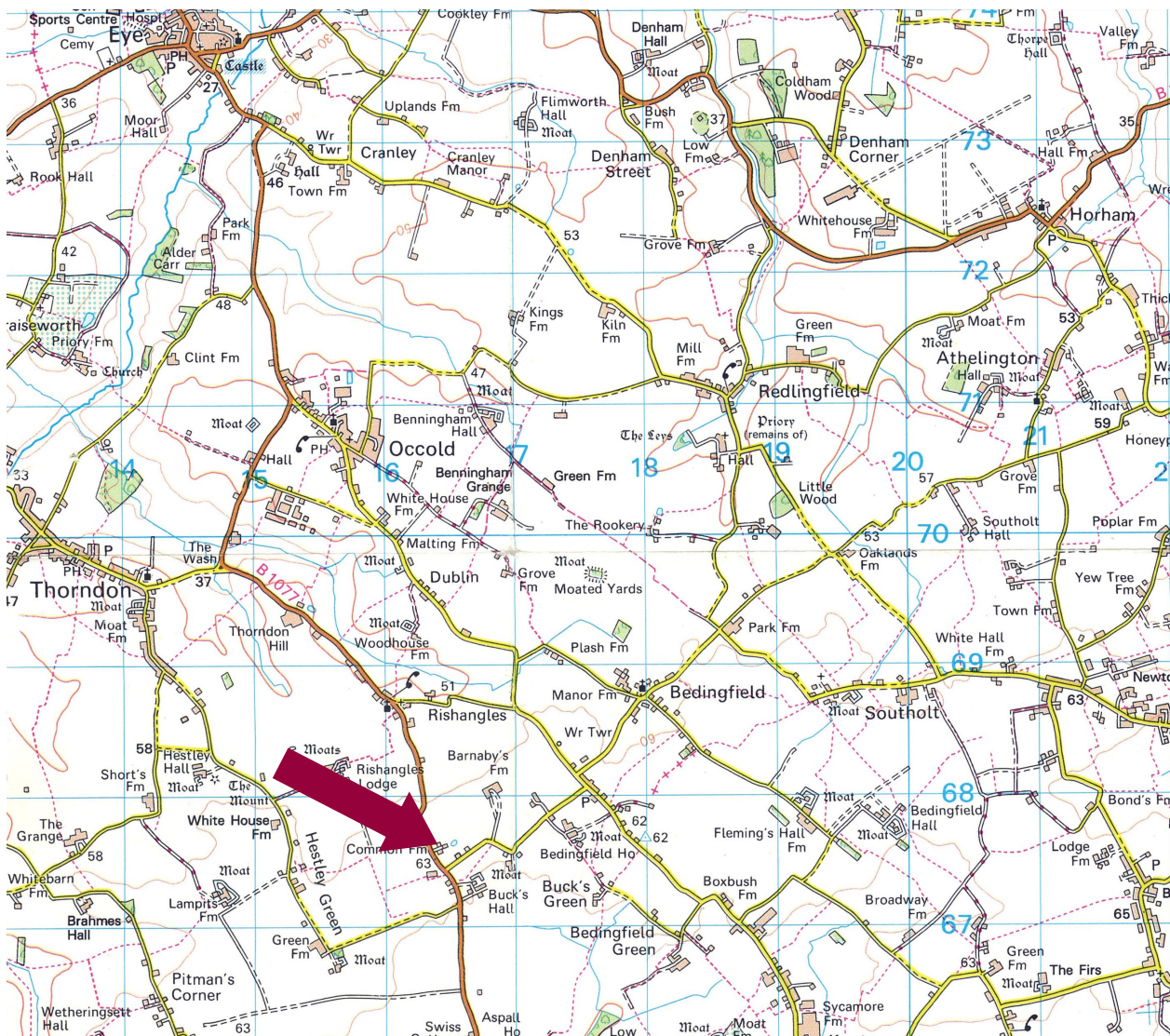
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

October 2023

Directions

From Stoke Ash crossroads on the A140, head east along Stoke Road proceeding through the village of Thorndon. Follow Rishangles Road onto Eye Road and proceed further for approximately 1.5 miles where Rishangles Hall farmyard will be located on the left-hand side. Proceed into the farmyard where The Grain Store will be located on the left hand side.

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