

Converted former agricultural building for storage/workshop use, in a rural yet accessible location on the edge of the village of Dennington.

TO LET

From

£5,000 PAX

Ref: Est/CC

Unit C, Pipes Barn

Laxfield Road

Dennington

Suffolk

IP13 8AT



Converted agricultural building available for storage/workshop use.
828 sqft available.

READY FOR IMMEDIATE OCCUPATION

Contact Us



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Location

Pipes Barn is situated off the B1116 in a rural location on the northern outskirts of the village of Dennington, surrounded by farmland.

Dennington has a primary school and an exceptional public house, The Queens Head. The historic town of Framlingham is within a couple of miles and here there are facilities for most day to day needs.

The Heritage Coast is within about 15 miles with the popular towns and villages of Southwold, Walberswick, Dunwich, Thorpeness and Aldeburgh all within easy reach. Heading west, the A1120 provides good access to the A14 which leads out to Bury St Edmunds, Cambridge and the Midlands beyond as well as to the A140 Norwich Road. The County town of Ipswich lies about 15 miles to the south and from here there are Inter City rail connections to London's Liverpool Street Station which are scheduled to take just over an hour.

Description

The premises comprise a range of former agricultural buildings that have been converted into workshop areas throughout 2023 and 2024.

Pipes Barn contains six separate units and a shared toilet block, as well as a landscaped yard for shared use.

Unit C is a large former multi purpose agricultural building, available for immediate occupation. The unit benefits from large double barn doors as well as good height to the wood beam trusses overhead, over which is further space to the roof. The building contains electrics which may be extended by the tenant.

Name	Approx Gross Internal Area	Summary Description	RENT PAX
Toilet Block	8.45 sqm 91 sqft	Shared use toilet block	Shared Use
Unit C	76.9 sqm 828 sqft	40.2 x 20.6 ft Double barn doors 12.3 x 12.4 ft Wood Beam Trusses height: 13.1 ft	£5,000

There is a further unit available, measuring 51.8 sqm. Further details available upon request.

Terms

The premises are available immediately on a new licence with terms to be agreed.

Insurance

The Landlord will insure the entire premises 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

Deposit

A deposit will be required which will be the equivalent to 3 months rent as a minimum.

Business Rates

To be reassessed and to be the responsibility of the tenant.

Services

Mains electricity is connected to the premises. There is shared mains electricity supply with sub-meters for the individual units.

There is a single mains water supply, which will supply the shared use toilet block.

Local Authority

East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT;
Tel: 0333 016 2000

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.

April 2024

Site Plan - Indicative Only



Directions



From Framlingham take the B1116 towards Dennington. On reaching the village, turn right on the A1120 signposted Yoxford then immediately left back onto the B1116 signposted Harleston and Stradbroke. Continue on this road for one mile before turning left into Pipes Barn.

For those using the What3Words app:
[///dragonfly.meatball.smoking](https://www.what3words.com/#!/en/@@@dragonfly.meatball.smoking)

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