

01284 702655

eddisons.com

SHOWROOM/WORKSHOP- TO LET (may sell)

Eddisons

Incorporating Barker Storey Matthews



SUFFOLK TRADE CENTRE, 204 BURY ROAD, STRADISHALL CB8 8YN

Rent from: £50,000per annum exclusive

Size: 458.93sq m (4,940sq ft) GIA

Price: on application

- Established car showroom and associated site
- Large external forecourt fronting A143
- Rear workshop and storage space
- Total site area approximately 1 acre (0.4ha)

LOCATION

The property is situated along the A143 which runs between Bury St Edmunds and Haverhill. The property sits in a prominent position and is clearly visible from traffic passing in both directions just outside the village of Stradishall. The property benefits from reasonable access to Newmarket to the north as well as the surrounding villages such as Clare, The Thurlows, Great Bradley and Wickhambrook. Cambridge is located approximately 20miles West and Bury St Edmunds 10miles North-East.

DESCRIPTION

The property comprises a car showroom with associated forecourt, workshop, offices and storage. The site sits on approximately 1acre and houses a main timber-clad building with side extension dedicated to sales and maintenance of vehicles. To the front of the site is a small office and to the rear is a workshop/storage building. There is a graveled sales forecourt which is fenced and separate from any workshop, maneuvering or customer parking area. The site has traded for over 15 years as a successful vehicle sales and servicing business. 3-phase electricians are present on site.

SERVICES

Mains electricity and water are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

Main building	325.64sqm	(3,505sqft)
Side extension	31.68sqm	(341sqft)
Rear warehouse	86.76sqm	(934sqft)
Front office	14.85sqm	(160sqft)
Gross internal area	458.93sqm	(4,940sqft)

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has the following rateable current values: Suffolk Trade Centre- £16,000, R/o Suffolk Trade Centre-£5,200 (2023 assessments).

For the year commencing 1 April 2023, rates will normally be charged at 51.2p in the pound if the RV is £51,000 or more, and 49.9p if the RV is below £51,000.

PRICE

The freehold of the site or the goodwill of the business may be available subject to terms, price on application for either.

RENT

The site is available to rent as a whole at a rent of £50,000per annum exclusive subject to terms agreed in respect of the goodwill of the existing business.

VAT

We understand VAT is not charged on the rent/price.

LEGAL COSTS

Each party to bear their own legal costs. The ingoing tenant or purchaser is to provide an undertaking in respect of our client's abortive costs should they withdraw from negotiations once solicitors have been instructed.

EPC

The property has a current EPC rating of D (79 & 82).

PLANNING

The property has been used for vehicle sales, MOT station and workshops for a number of years and we expect similar uses will be appropriate. In addition consent for the construction of the MOT building was obtained in 2014 under reference DC/14/0103/FUL. Interested parties should make their own enquiries as to the suitability of the current planning consents for their proposed use.

TIMING

The property/business is available upon completion of the legal formalities.

LEASE TERMS

The property is available on a new lease for a term to be agreed.

ANTI-MONEY LAUNDERING

Please note, all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

For more information, visit eddisons.com
T: 01284 702655

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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VIEWING

Strictly by appointment with the sole agents:-

For enquiries in respect of the property:

Eddisons

incorporating Barker Storey Matthews

12 Forbes Business Centre

Kempson Way

Bury St Edmunds

IP32 7AR

Contact:

Steven Mudd

steven.mudd@eddisons.com

(01284) 702655

For enquiries in respect of the business:

Ernest Wilson & Co. Ltd

The Business Centre,

Deanhurst Park,

Gelder Road, Leeds,

LS27 7LG

Contact:

Paul Williamson

paul.williamson@ernest-wilson.co.uk

(0113) 238 2900

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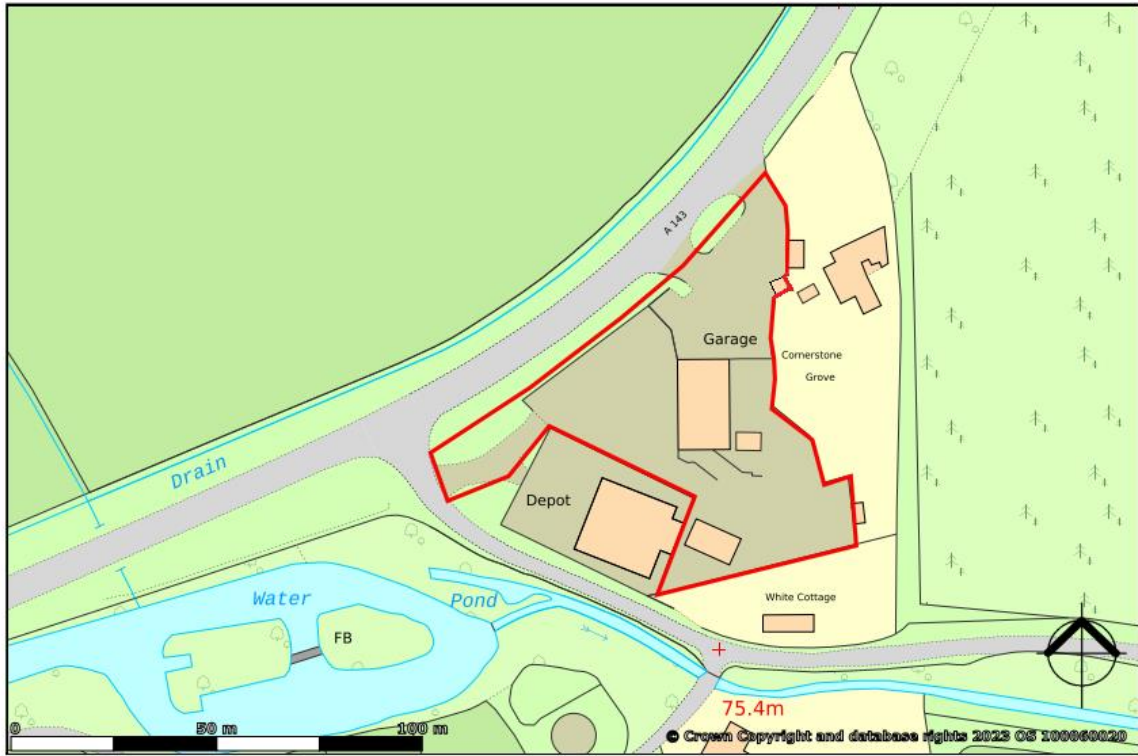
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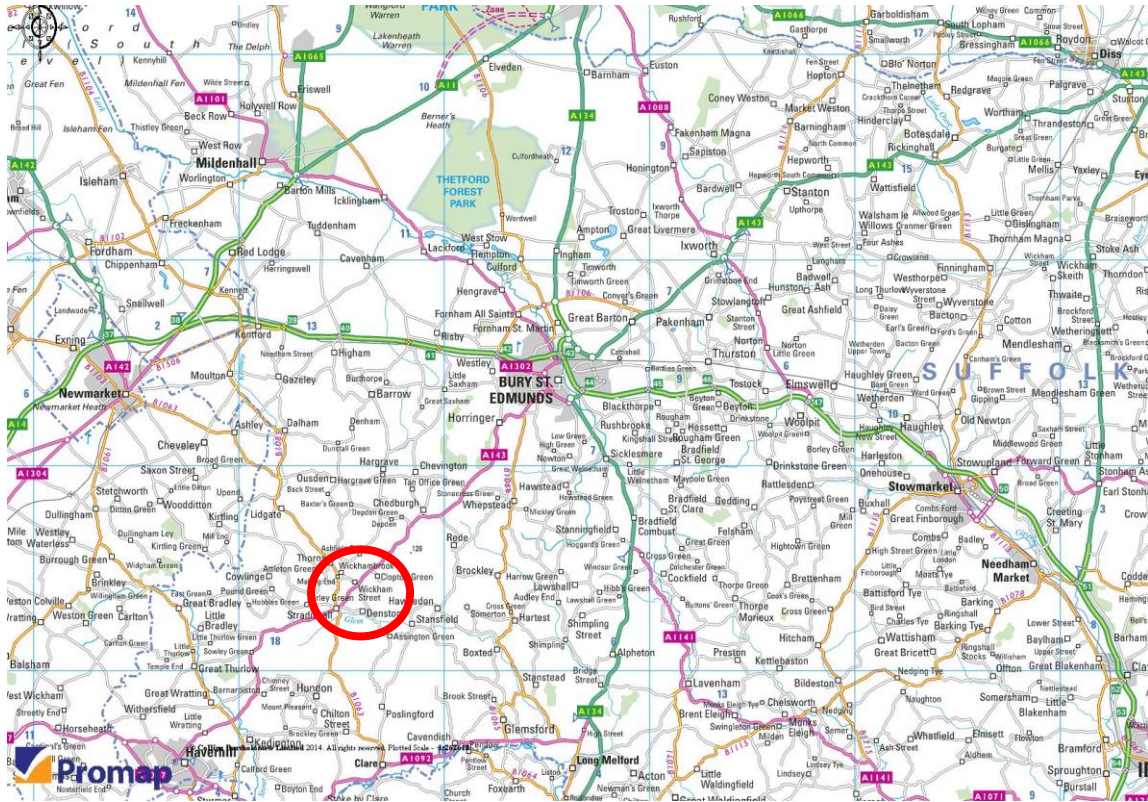
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Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract



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