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eddisons.com

**INDUSTRIAL / RETAIL FOR SALE**

**Eddisons**

Incorporating Barker Storey Matthews



**Units 1 & 4 Bury Road, Kentford**

**Newmarket, Suffolk, CB8 7PZ**

**£800,000 to £1,200,000 plus VAT**

**10,297 Sq.ft set on site of 1.43 acres**

- Industrial and retail property with extensive yard
- Currently producing £65,000 per annum exc
- Asset management, occupational and development potential (STP)
- Roadside site in expanding village with excellent access to A14

## LOCATION

The property is located on the eastern edge of the village of Kentford, accessed almost immediately via junction 39 of the A14. Kentford is an expanding village situated just off the A14 trunk road, approximately 5.1 miles from Newmarket and 9.5 miles from Bury St Edmunds. The village has seen significant residential growth over recent years. It has limited amenity with only a pub, whilst a post office and small convenience store can be found in the neighbouring village of Kennett. The property is located adjacent to Phoenix Bike Park, a popular and well-established leisure park.

## DESCRIPTION

The property comprises a surfaced roadside site totalling approximately 1.43 acres, providing retail and industrial space let to two separate tenants. Unit 1 is situated at the front of the site and comprises a detached retail unit, providing open retail / café/ restaurant space constructed from converted shipping containers with some aspects of more traditional construction and a glazed frontage. Unit 4 is a steel framed industrial / warehouse unit located to the rear of the site and used for automotive repairs and was originally two separate units and has a concrete floor and pitched roof. The site provides purchasers with potential asset management and future development potential (subject to planning), or alternatively due to the short-term nature of the current leases may also be of interest to owner occupiers.

## SERVICES

Mains electricity, water and septic tank drainage are believed to be available to the site. 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

Unit 1	1,265 sq ft	(117.5 sq m)
Unit 4	9,032 sq ft	(839.1 sq m)
<b>Total GIA</b>	<b>10,297 sq ft</b>	<b>(956.6 sq m)</b>

Measurements are approximate and measured on a gross internal basis.

**Total site area approx. 1.43 acres**

## BUSINESS RATES

We understand from the VOA website that the subject property has a current rateable value of have a the following rateable values:

- Unit 1 – £10,750 (2023 assessment)
- Unit 4 – combined £31,250 (2023 assessment).

For the year commencing 1 April 2024 rates will normally be charged at 49.9p if the RV is below £51,000. However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local authority.

## PRICE

For option 1 (whole site outlined red) £1,200,000 plus VAT or option 2 (Industrial Unit & yard shaded red) £800,000 plus VAT, for the freehold interest subject to the existing tenancies.

## VAT

VAT will be payable on the purchase price.

## LEGAL COSTS

Each party to bear their own legal costs.

## EPC

Unit 1 has a current EPC rating of C(64). Unit 4 currently has an EPC exemption, further details are available on request.

## LEASE TERMS

The premises are occupied on 3 separate contracted out tenancies, producing a total income of £65,000 per annum. Copy leases are available upon request.

## ANTI-MONEY LAUNDERING

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

## VIEWING

Strictly by appointment with the sole agents:-

**Eddisons**  
**incorporating Barker Storey Matthews**

12 Forbes Business Centre  
Kempson Way  
Bury St Edmunds  
Suffolk IP32 7AR  
Simon Burton  
01284 715005

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T: 01284 702655

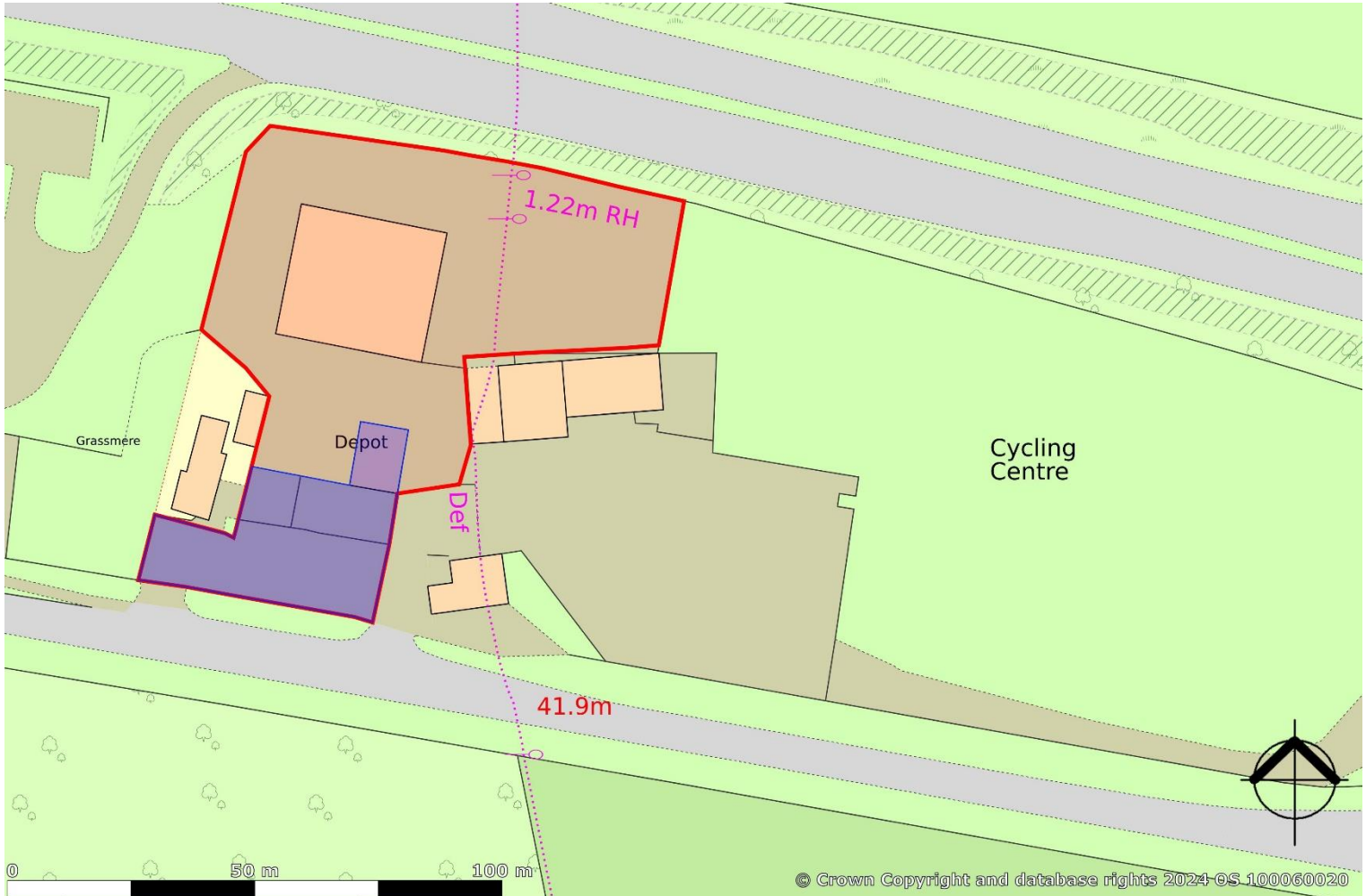
### Important Information

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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