

Freehold Opportunity

£750,000

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# OLD FORGE GARAGE AND COTTAGE

Perfectly located garage, forecourt and separate cottage, set in 0.42 acres of land with huge development potential.

Earl Stonham, Suffolk.

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**PAUL  
HUBBARD**  
COMMERCIAL



# PROPERTY SUMMARY



**1.** Successful garage and beautiful cottage set on 0.42 acre site with fantastic views across the Suffolk countryside..

**2.** 3330sq ft of floorspace across both residential and commercial units.

**3.** Workshop currently tenanted, with the sales office and cottage vacant, however the whole site can be available with vacant possession.

**4.** Excellent location, situated on a busy stretch of the A140, benefitting from passing traffic of 17,000+ per day.

**5.** Perfect site for car dealership with owners/managers accommodation, with potential and space for further development.

# DESCRIPTION



Paul Hubbard Commercial are delighted to bring to market a spacious commercial site, which includes a garage, forecourt and separate cottage on a 0.42 acre site.

Located on a busy stretch of the A140 in Earl Stonham, Old Forge Garage can't be missed due to its eye catching and bright yellow exterior, and with over 17,000 cars per day passing the site, it's a fantastic spot for a business that wants to be noticed!

The site has previously been home to a used car dealership, however most recently the workshop has been operating purely as an MOT and service centre by its current tenants.

With a beautiful backdrop of the rolling Suffolk countryside behind the site, this is a fantastic location for someone looking for an investment purchase or as an occupational purchase, so it presents a range of opportunities to whoever takes it on.

As well as a busy and successful business, the site also includes a beautiful cottage with 3/4 bedrooms with a large garden, stunning views across the fields behind and potential for further residential development subject to planning.

The garage and cottage are on split titles, so could be purchased separately with commercial and residential mortgages if required. More information on this can be provided as and when required.



# OLD FORGE GARAGE

Old Forge Garage presents an exciting business opportunity due to its fantastic location, spacious premises and versatile layout, making it an ideal purchase for an experienced operators within the automotive industry.

The current owner previously ran his used car sales business from the site, alongside the existing tenant's MOT business, however due to relocation this part of the business is no longer trading from this site.

There is space on the forecourt for up to 28 cars and due to the high level of traffic passing, 17,000+ each day, this is a prime spot to catch the eye of passing motorists.

The workshop is currently rented out at £1500 per month on flexible terms, so the new owner has the option to keep the tenants in situ or relocate their own business into the premises.

There are two sales offices alongside the workshop, so someone looking to operate a car sales business would be perfectly set up to work alongside the MOT centre.

There are no business rates due to small business rates relief, and the cost of utilities are minimal.

There was previously a doorway leading from the workshop straight into the living room of the cottage. This has now been closed off, however if someone was purchasing the site with a view to living in the cottage and running the business alongside, this could be easily put back to allow easy access between the two.

There is also additional land next to the cottage which could be utilised further by the business subject to obtaining the correct permissions from the council. This could be for vehicle or equipment storage or development of additional units.





# OLD FORGE COTTAGE

The cottage is a beautiful home with stunning views looking across rolling fields to the rear of the property.

With original features combined with modern decor, this could be an ideal home for a family, with up to 4 separate bedrooms, a spacious living room with french doors leading to a patio area, and a large amount of outside space to take advantage of.

The property is set across 3 floors, with the kitchen, bathroom and living on the ground floor, and 2 bedrooms on each floor above.

Although the property would be ideal for the owner/manager of the garage, this has previously been rented out to long term tenants and presents another potential income stream should a buyer require more of an investment purchase.

There is extensive land to the rear of the property which

presents an interesting development opportunity. There is space for a number of additional residential units subject to planning permission, so this could bring more value to the site should the new owner want to maximise its potential.

## Floorspace:

Kitchen: 20'11" x 10'5" (6.37m x 3.16m)

Living Room: 11'0" x 7'11" (3.36m x 2.41m) and 13'0" x 11'0" (3.96m x 3.36m)

Bathroom: 8'6" x 6'5" (2.58m x 1.95m)

Bedroom 1: 13'1" x 11'5" (3.98m x 3.48m)

Bedroom 2: 13'1" x 10'8" (3.98m x 3.26m)

Bedroom 3: 13'2" x 10'11" (4.02m x 3.33m)

Bedroom 4: 13'11" x 10'11" (4.24m x 3.33m)

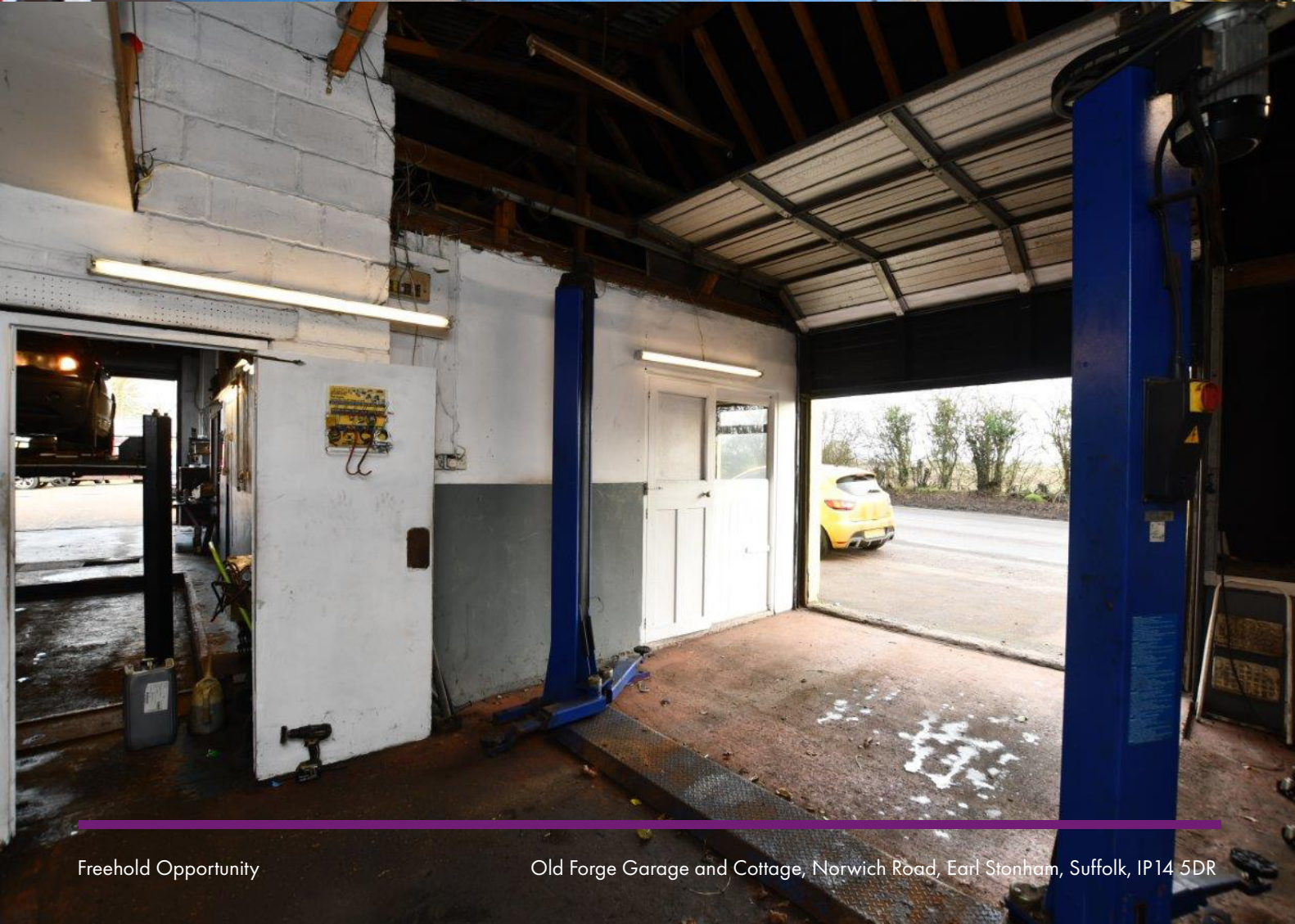
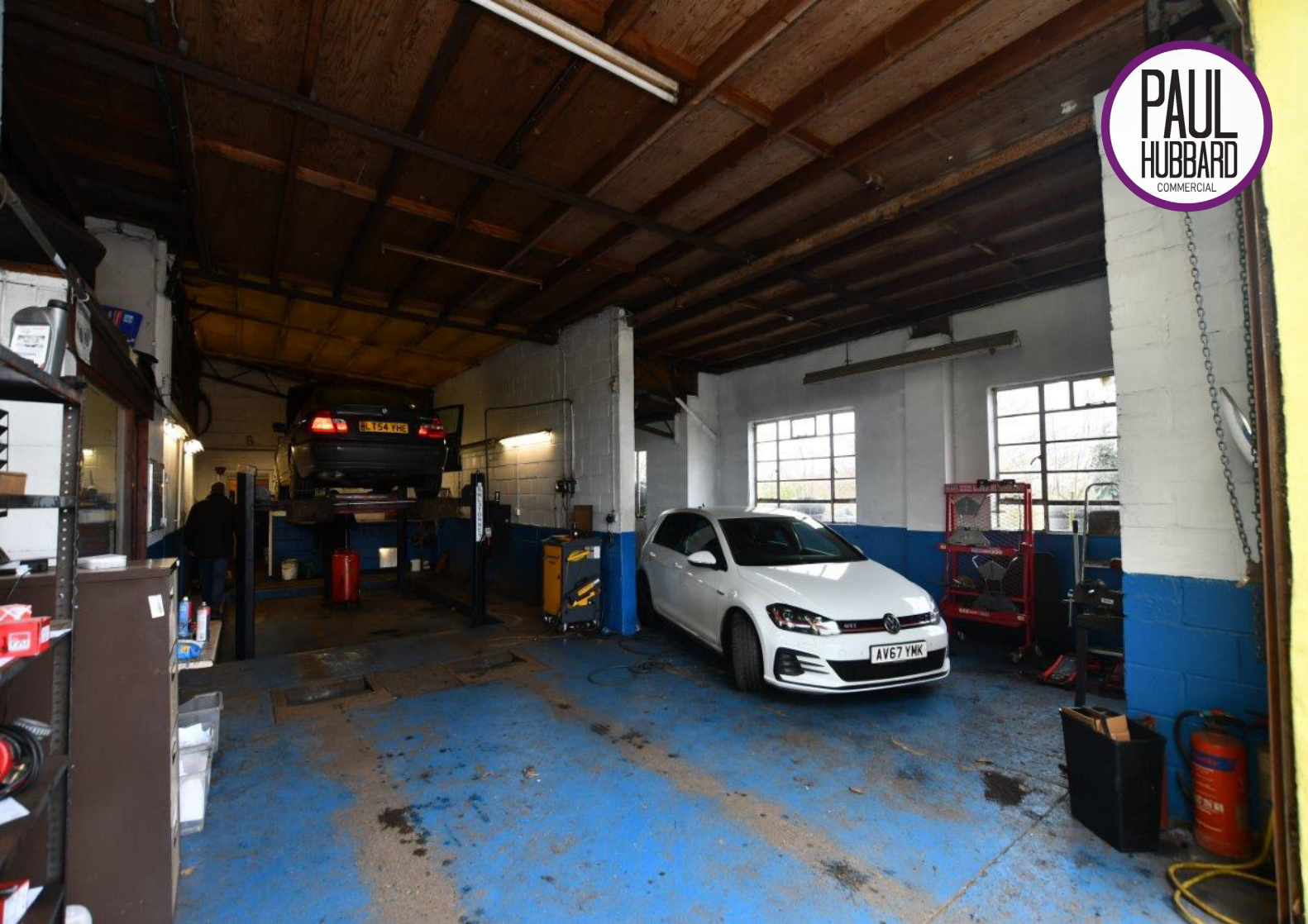
Full floorplans are available to download or can be sent separately on request.













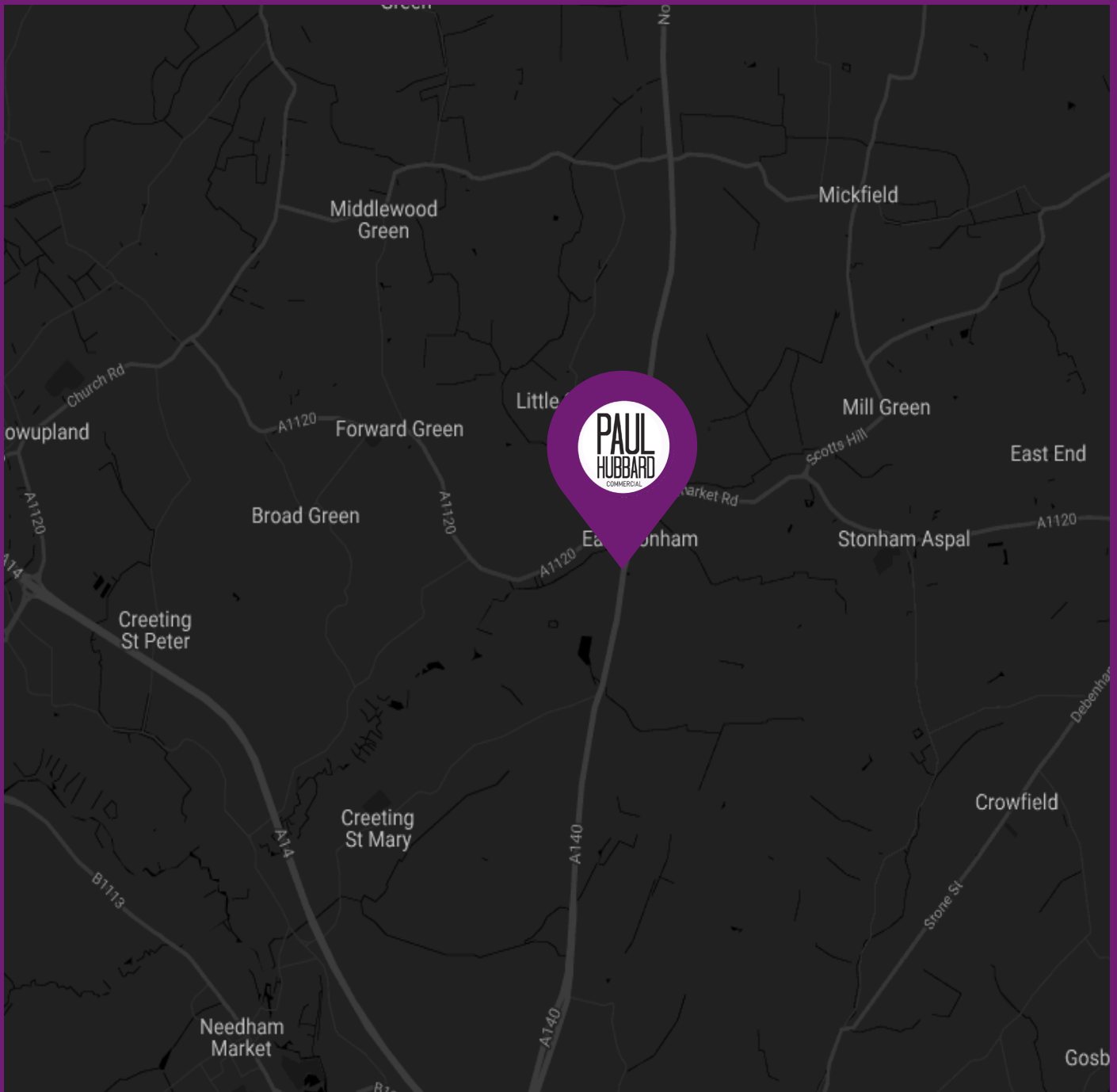
# LOCATION

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**Old Forge Garage  
Norwich Road  
Earl Stonham  
Suffolk  
IP14 5DR**

Earl Stonham is a quaint village located in Suffolk, England, known for its picturesque countryside landscapes and rich historical heritage. With its charming thatched cottages, rolling green fields, and meandering country lanes, Earl Stonham embodies the quintessential English rural idyll. The village is steeped in history, boasting a number of historic buildings including the medieval St. Mary's Church and the grand Stonham Barns, a former coaching inn turned shopping and leisure complex. Its tranquil setting and sense of community make Earl Stonham a sought-after destination for those seeking a peaceful retreat in the heart of the Suffolk countryside.



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



## WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 2 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

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## CONTACT



To arrange a viewing or for more information on the property please contact Kayleigh Thorp at Paul Hubbard Commercial Ltd

01502 532 028

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