



COTTRELLS
PROPERTY

Unit 3 & 4 Manor Workshop, Church Road, Little Bentley

Guide Price £475,000

Unit 3 & 4 Manor Workshop, Church Road

Little Bentley

Tenure: Freehold

- Producing an immediate rental income
- Total accommodation of 7,898 sq ft (GIA) across two units
- Adjoining land extending to approximately 0.70 acres
- Previous planning consent for additional commercial units and equestrian use
- Three phase electricity and mains water
- Conveniently located to A133 and A120

Location

The premises is located on Church Road, Little Bentley. Positioned within a small cluster of properties, the site enjoys a pleasant semi-rural setting whilst benefitting from good connectivity to nearby towns and road infrastructure.

Description

The premises comprises a workshop of steel portal frame with brick and blockwork with fibre cement cladding to eaves. At present, the unit is divided into two units, with Unit 3 benefitting from a tenant in occupation. Unit 4 is currently vacant. The approximate gross internal areas are:

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**Unit 3**

Ground Floor - 2,819 sq.ft

First Floor - 803 sq.ft

Unit 4

Ground Floor - 1,941 sq.ft

First Floor - 2,335 sq.ft

Adjoining Land

Adjoining the unit is a further area of land measuring 0.70 acres or thereabouts. This land has previously been approved for the erection of a further warehouse, erection of three B1 units and the erection of stables and to use the land for equestrian purposes. Therefore the land holds further potential, subject to planning. The land is currently down to grass.

Passing Rent

The tenant of unit 3 is currently paying a passing rent of £33,804 per annum.

Terms

The whole of the freehold interest is available at a Guide Price of of £475,000.

Services

We understand the property is connected to mains water, as well as single and three phase electricity. The property also benefits from private drainage. We have not tested any of the services and all interested parties should rely upon their own enquiries.

Business Rates

Unit 3 has a Rateable Value of £11,250. Unit 4 is not currently rated. Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

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Legal Costs

Each party will be responsible for their own legal costs.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations require Cottrells Property to formally verify prospective purchaser's identity, residence and source of funds prior to instructing solicitors.

VAT

We are advised that VAT is not applicable.

Energy Performance Certificate

The premises is exempt due to it's nature and lack of space heating.





Cottrells Property

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These details are for general information only and do not form part of any offer or contract. Accuracy is not guaranteed, and buyers must verify all information themselves. We are legally required to obtain proof of identity from all sellers and buyers in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.