

A substantial detached rural agricultural barn extending to 1,419 sq. m (15,354 sq. ft) with large concrete hardstanding to the front



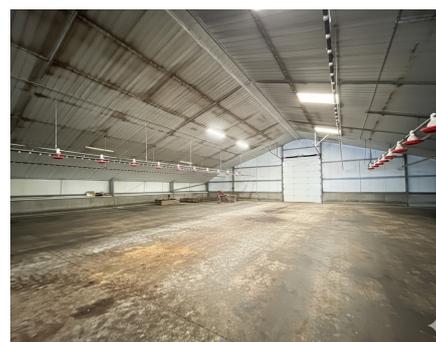
TO LET

£30,000 PAX

Ref: B320/LS

Address

Barn at Mulberry Lodge
Laxfield Road
Stradbroke
Suffolk
IP21 5NQ



Detached rural barn suitable for agricultural and storage purposes, with lighting and electricity, two vehicular roller shutter doors, a personnel door, and approximate eaves and ridge heights of approx. 2.56m and 6.57m.

To let on a new lease, available immediately.

Contact Us



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Framlingham
Suffolk IP13 9DU

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email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

The barn is set along Laxfield Road, a short distance to the east of the village of Stradbroke. The village provides a range of local amenities, with further facilities available in Eye, Framlingham and Diss.

Description

The property comprises a substantial detached rural barn of steel portal frame construction with profile metal sheet elevations and roof. The building is understood to be a Scorpion unit of double skinned, fully insulated construction.

The barn provides a total internal area of approximately 1,419 sq. m (15,354 sq. ft). The minimum height at the eaves is approximately 2.56m and the maximum height at the ridge is approximately 6.57m. The barn benefits from lighting and electricity, two vehicular roller shutter doors (one electric, one manual) and a personnel door. A sizeable concrete hardstanding area is located to the front of the unit.

Terms

The premises are available to let on an internal repairing basis at £30,000 per annum exclusive on a new lease on terms to be agreed.

Deposit

A rent deposit may be required, subject to covenant and lease terms.

Services

Mains electricity and private drainage are connected. Electricity will be re-charged by the Landlord via a sub-meter at the prevailing rate. Interested parties are advised to make their own enquiries as to the adequacy and availability of all services.

Rates

The property is not currently assessed for business rates. Any future business rates liability (if applicable) will be the responsibility of the tenant.

Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 123 4000.

EPC

To be confirmed

Viewing

By appointment with Clarke & Simpson.

Indicative Site Plan



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 proof of identity for our clients and tenants where required.



Directions

Heading in an easterly direction on the B1117 from the centre of Stradbroke, proceed out of the village passing the cemetery on the left hand side. Continue along this road for approximately one mile and the unit will be found a short way along on the right hand side after Barley Green Garage.

For those using the What3Words app:
///endlessly.crowbar.appraised



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