

*An agricultural barn of 244sqm  
located in a charming setting on the  
Gawdy Hall Estate near Harleston.*

**TO LET**  
£7,800 per annum  
Ref: B142B/JG

Abbey Barn  
Church Lane  
Redenhall  
Norfolk  
IP20 9PB



An agricultural barn extending to approximately 2628 square feet (244 square metres) for storage use.

**Available Immediately**

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200

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

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

## **Location**

The barn is located on the Gawdy Hall Estate near Harleston.

Harleston is a thriving market town which has an excellent range of shops including a supermarket, doctors, dentists and veterinary surgeries, schools, hotels, a number of restaurants and inns. The town is conveniently located adjacent the A143 bypass providing easy access west to the A140 approximately 8 miles away at Diss, and east to Lowestoft (22) miles. Norwich can be accessed 21 miles to the north, Ipswich 32 miles to the south and Bury St Edmunds, the A11 and the Midlands beyond to the west via the A14.

## **Description**

Abbey Barn is an agricultural barn of 244 sqm (2628sqft). The barn is constructed of a reinforced concrete frame with blockwork wall substructure and asbestos cladding and roofline. The property has a solid concrete floor, a large sliding vehicular door for access and uPVC windows. Parking is available adjacent to the unit.

Max ridge height— 5.78m

Min eaves height— 3.55m

The property is well suited for use as storage as the barn is not currently connected to utilities, however the Landlords may consider proposals for warehouse/workshop uses that require such connections and planning change of use. Further details upon request.

## **Terms**

The premises are available to rent on a new lease with a minimum term of 3 years at an annual rent of £7,800 per annum exclusive (£2 per sqft). Any lease will be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

## **Deposit**

A deposit will be held by the Landlord equivalent to three months rent.

## **Insurance**

The Landlord will insure the building and recharge the premium to the Tenant.

## **Services**

The building has previously benefitted from electricity and water connections, however these are currently disconnected.

## **Planning**

Agricultural use.

## **Rateable Value**

The premises are not subject to business rates as currently in agricultural use.

## **VAT**

VAT is not payable in addition to the rent.

## **Legal Costs**

Each party to be responsible for their own legal costs.

## **Local Authority**

South Norfolk District Council.

## **EPC**

Not applicable.

## **Viewing**

By prior appointment with Clarke & Simpson.



#### 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.

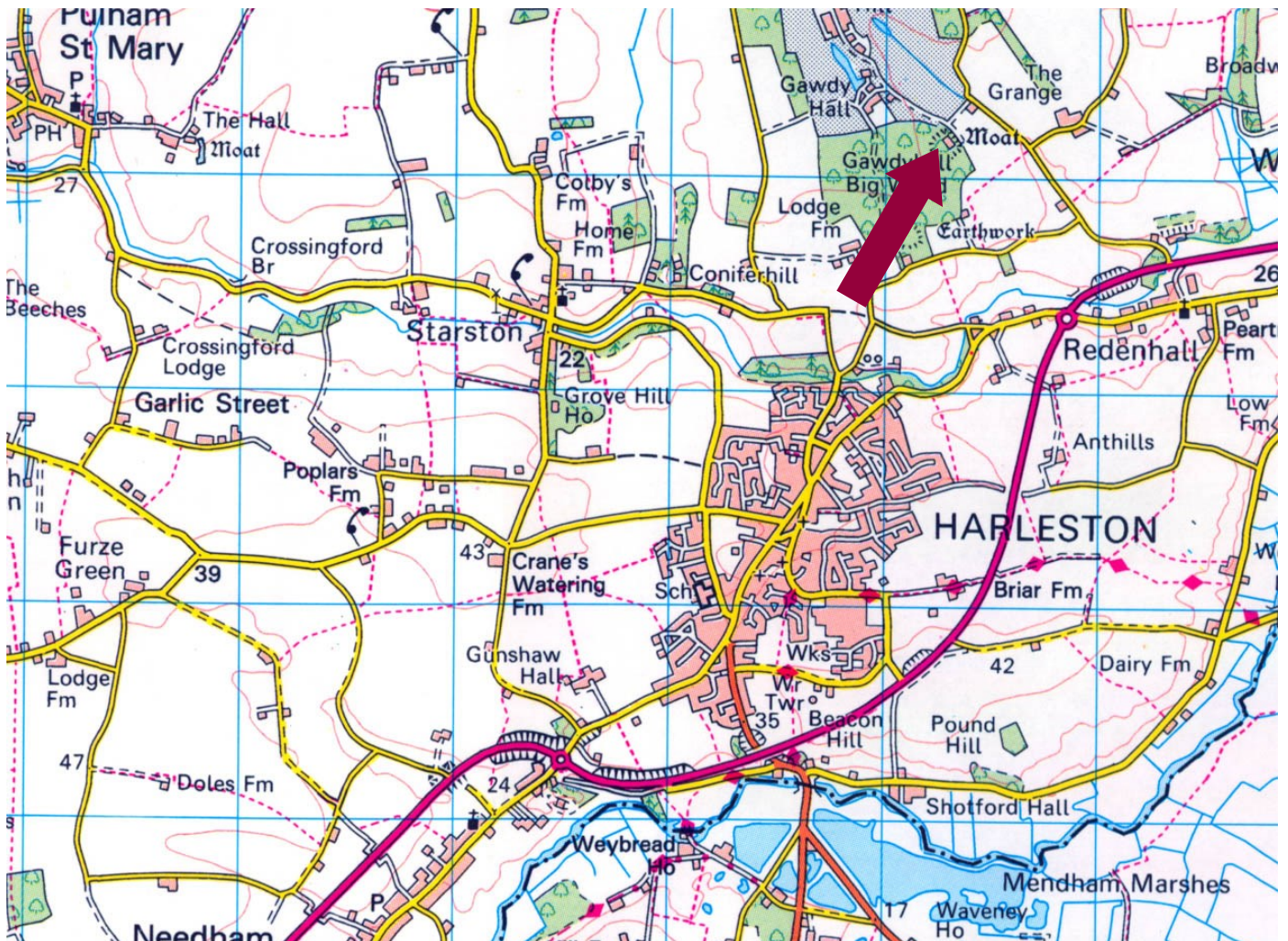
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

*March 2024*

## Directions

From Harleston, proceed out of the town on Station Road and Station Hill before turning right onto Gawdy Lane. Following the road further for approximately 1/2 a mile, turn left onto Church Lane and proceed for a further 1/4 mile. Turning left onto the Gawdy Hall Estate, the barn will be found after a short distance on the left hand side.

For those using the What3Words app: [///cable.immune.rust](http://cable.immune.rust)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.