

A café/farm shop premises located in a delightful rural location in north Suffolk between Stowmarket, Framlingham and Ipswich.

TO LET
£14,000 PAX
Ref: B157/JG

Café and Farm Shop
Mill Green Farm
Debenham Road
Stonham Aspal
Suffolk
IP14 6BZ



Café/farm shop premises offering an ideal opportunity to establish a hospitality destination.

232sqm (2495sq.ft) of commercial space

Available Immediately

Contact Us



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Location

The property sits in a rural position between the villages of Stonham Aspal, Mickfield and Pettaugh in Mid-Suffolk and is well situated for access to the A1120 tourist route, the A14 and the A140 trunk routes. The nearby larger village of Debenham benefits from a thriving local High Street with numerous independent shops including a butchers, supermarket, Post Office, pharmacy, GP surgery, vets, pub and a leisure centre. More extensive amenities are available in the neighbouring towns of Framlingham, Stowmarket and Ipswich.

Description

The former Hog & Hen Café & Farm Shop premises is available to let. This unique and interesting property makes for an ideal opportunity for an ingoing Tenant to establish a café, farm shop or restaurant at this well-known and popular location.

Internally, the building offers ample space for a for retail and farm shop, alongside a café complete with coffee bar and seating area. In addition, the premises benefits from two prep areas, a large walk-in fridge and commercial kitchen. To the rear of the café area are two WC's, one of which is to accessibility standard. An external staircase leads up to the dry store and office which are also included within the demise. Outside, the premises benefits from two large car parks and an extensive garden full of farm-themed play equipment. A further area including a zip-line and play castle may also be available as hatched green on the lease plan within these particulars.

Please note that trading will only be permitted Monday – Saturday.

The former business name, fixtures and fittings, furniture and intellectual property may be available via separate negotiation.

Planning & Use

The property was granted planning permission in 2016 for the change of use from an agricultural barn to a farm shop and butchery, now falling under Class E planning use class. Until recently, the premises was run as a popular farm shop and café. The Landlord may consider alternative uses such as offices, studio, workshop or a wider retail space, subject to formal planning approval.

Terms

The premises are available to rent on a new lease with a minimum term of 3 years at an annual rent of £14,000 per annum exclusive. Any lease will be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954. The lease will be on the basis of internal repairing obligations with the Landlord retaining the responsibility of the external and structural elements of the building. All fixtures and fittings and play equipment will be the responsibility of the Tenant to maintain and repair throughout the lease term. A deposit will be held by the Landlord equivalent to three months rent.

Insurance

The Landlord will insure the building and recharge a proportion of the insurance premium to the Tenant. The Tenant will be required to hold their own contents and public liability insurance.

Services

Mains water and electricity are connected to the building and it is envisaged that sub-meters will be installed to enable the Landlord to recharge utility costs. Heating is via electric panel heaters or Daikin air-conditioning units. The building has a private drainage system. The property also benefits from a fire alarm and security system.

Local Authority

Mid Suffolk District Council.

EPC

Rating = C (54)

Rateable Value

£9,600

Viewing

Strictly by appointment with Clarke and Simpson.



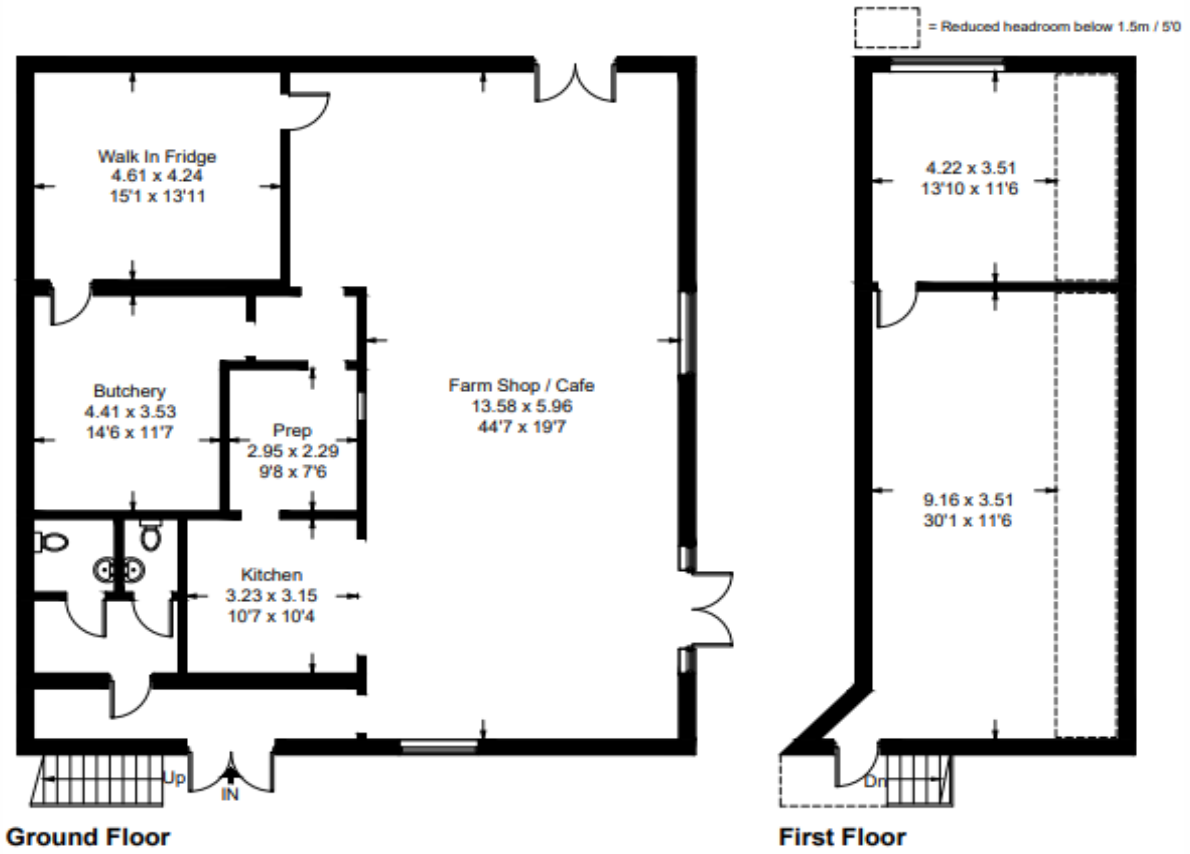
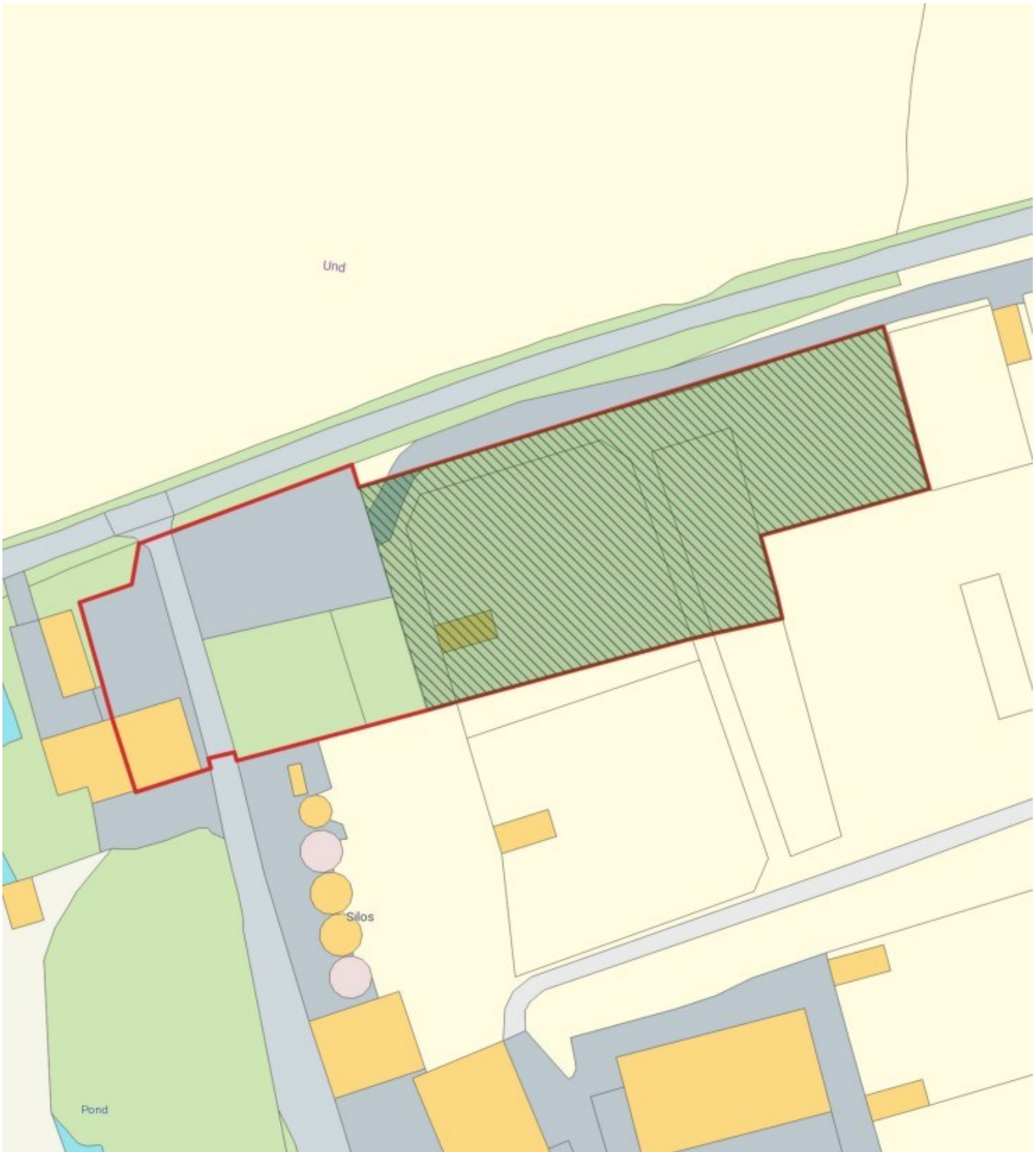


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1133793)



Site Plan - Indicative Only



NOTES

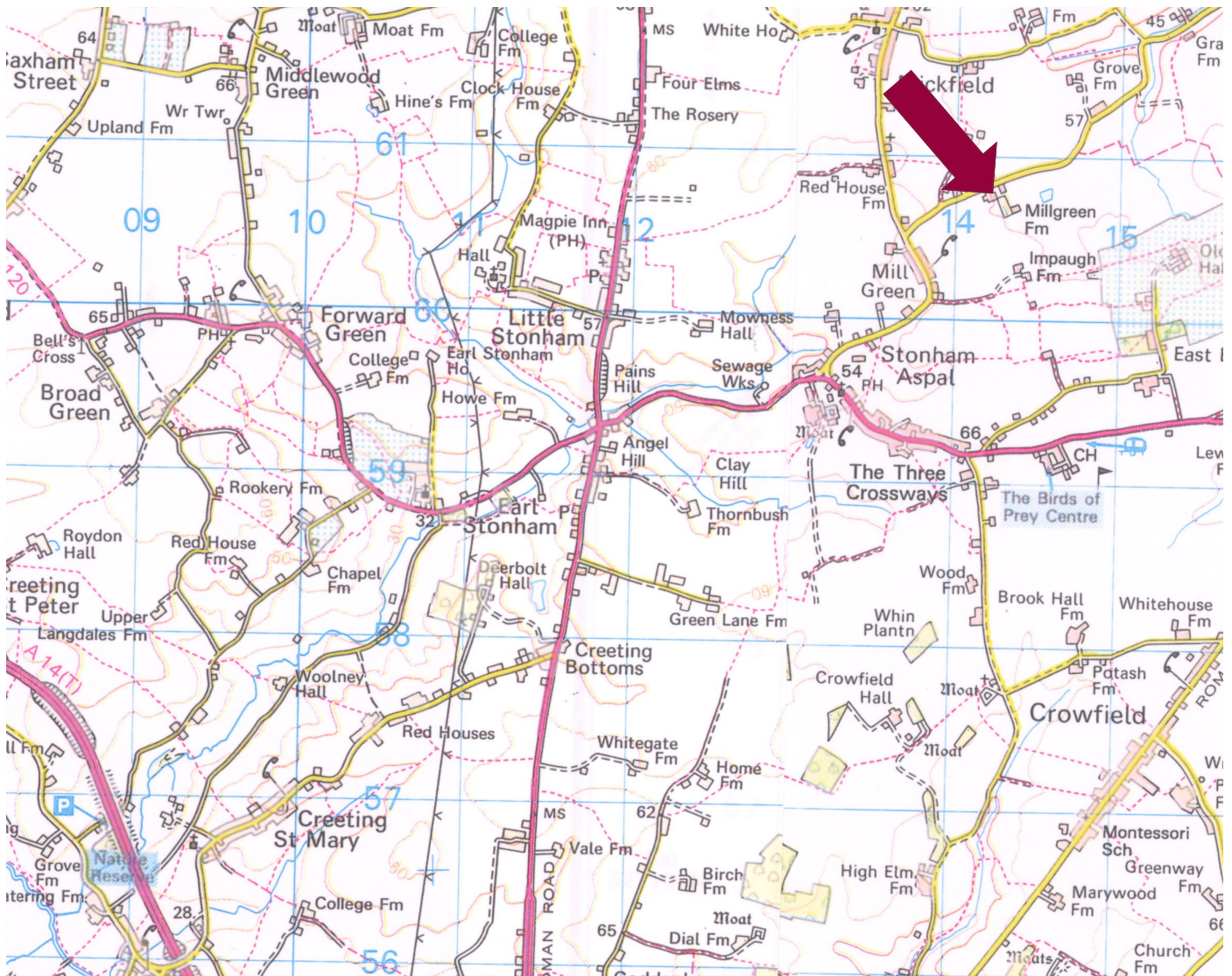
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

October 2024

Directions

From Stonham Aspal at the B1120 Stowmarket Road, turn right onto Scotts Hill and follow the road for approximately 1/2 a mile passing through Mill Green. Turn right onto Debenham Road, where the premises will be found after approx. 1/4 of a mile on the right hand side.

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