

*A substantial workshop premises offering 200sqm of workshop space, plus office and staff facilities, with large parking forecourt*

TO LET  
£20,000 PAX  
Ref: B187/JG

Former Bus Depot  
Chapel Road  
Otley  
Suffolk  
IP6 9NT



Substantial workshop premises with two large workshops, stores, offices and staff facilities, including a large parking forecourt.

Three phase electricity, EV charging point and inspection pit

Total commercial space of 292sqm (3142sq.ft)

**Available Immediately**

Contact Us



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*And The London Office*  
40 St James' Place  
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## **Location**

The property is situated in the village of Otley. Otley is approximately 8 miles north of the county town of Ipswich and a similar distance from the historic market town of Woodbridge, on the banks of the River Deben. It is also ideally situated for access to all parts of the county. The A14 at Stowmarket is within 10 miles. The A12, which bypasses Woodbridge, provides access to Felixstowe and London. The Heritage Coast is approximately 20 miles. There are direct rail services to London's Liverpool Street Station from Ipswich and Stowmarket.

## **Description**

The premises comprises a substantial former bus depot and garage extending in all to 292sqm (3142sq.ft).

The main building comprises the two workshop spaces, alongside stores and offices. The workshops have a height clearance of 3.6m, with roller shutter and bi-fold sliding doors for vehicular access. The larger workshop has an inspection pit, with two stores adjoining. The single storey office is located to the side of the building.

To the rear is a detached office/staff facility building which houses a further office/staff room, kitchen, shower room, wc and accessible wc. Beside is a large timber shed of circa 5.00m x 5.75m.

To the front of the property is a substantial forecourt parking or display area which runs alongside Chapel Road.

## **Planning & Use**

We assume the property has planning consent for bus and vehicle repair use by virtue of its existing use. 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 £20,000 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 full repairing obligations. 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**

The property benefits from mains three phase electricity, mains water and mains foul drainage. Heating is via electric panel or storage heaters. The property benefits from an EV charging connection.

## **Local Authority**

East Suffolk Council.

## **EPC**

To be confirmed.

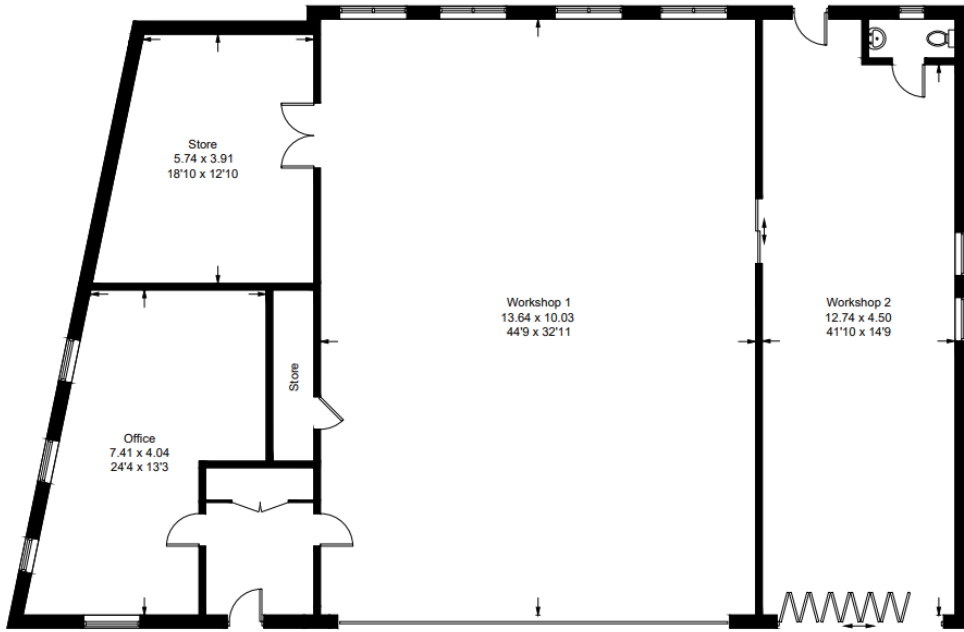
## **Rateable Value**

£7,200.

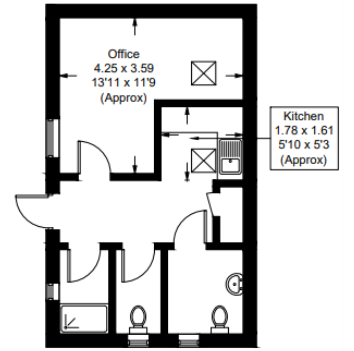
## **Viewing**

Strictly by appointment with Clarke and Simpson.





Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1134057)



## Site Plan - Indicative Only



### NOTES

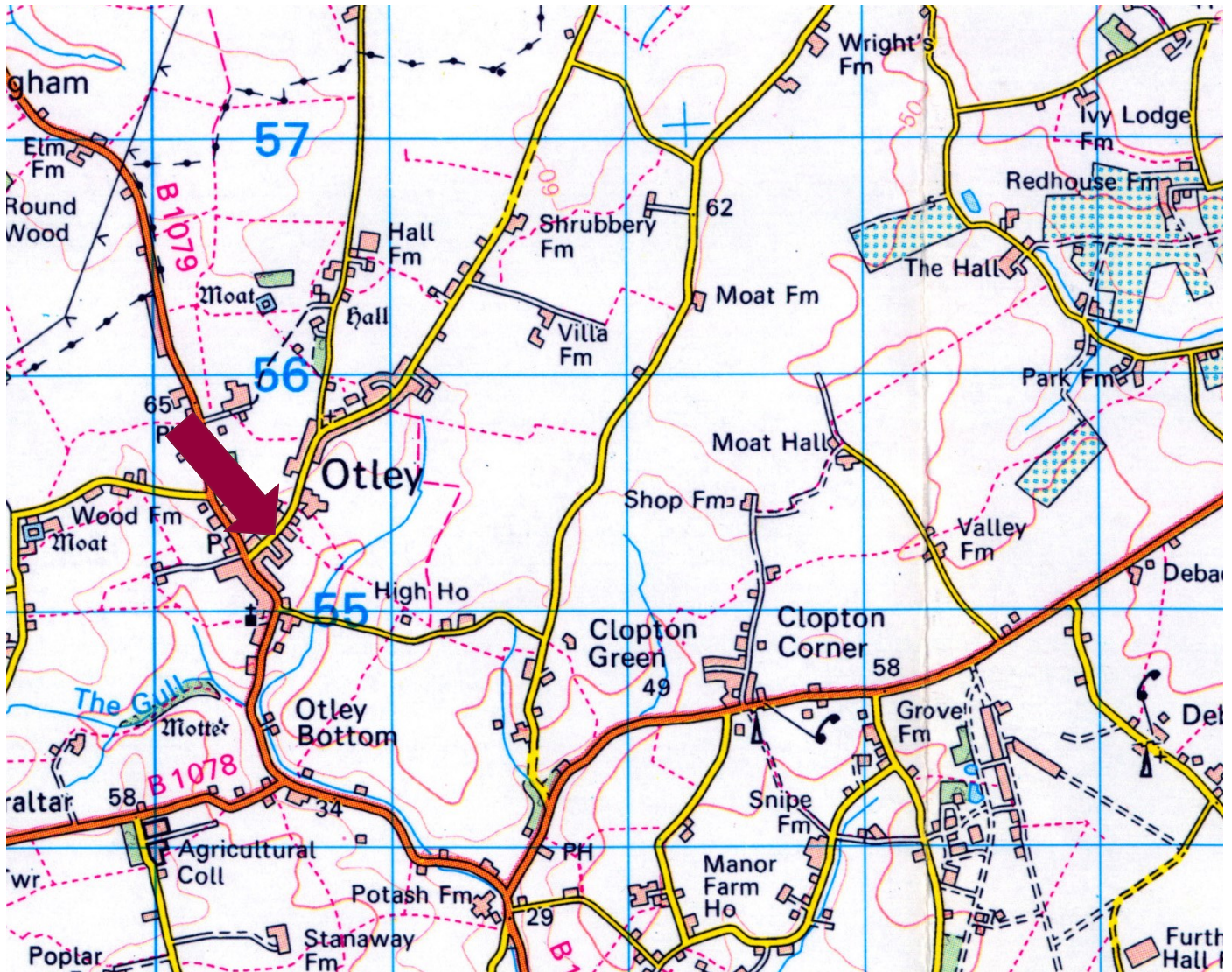
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

*October 2024*

## Directions

The property is situated in the village centre of Otley. The B1079 runs through the village north to south and from this road, turn onto Chapel Road, where the property will be found opposite the village store and Post Office.

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