

A former agricultural building offering storage and workshop facilities extending to nearly 4,000 sq ft and forming part of Whitehouse Farm on the outskirts of Wickham Market with good access to the A12.

TO LET
£14,400 PAX

Ref: P7144/TN

Whitehouse Barn
Number 1
Main Road
Pettistree
Suffolk
IP13 0HW



A former agricultural building that extends to approximately 3,918 sq ft (364 sqm) offering storage and workshop facilities on a site of 0.84 acres (0.34 ha). Good access and yard facilities.

Ready for immediate occupation.

Contact Us



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Location

The premises occupies an accessible position between Wickham Market and Pettistree, just off the B1438 and within easy reach of the A12, providing access to Lowestoft and Great Yarmouth to the north and Ipswich and London to the south. Pettistree is a small village with few facilities, but the well served village of Wickham Market and the market town of Woodbridge are both in close proximity as is the County Town of Ipswich.

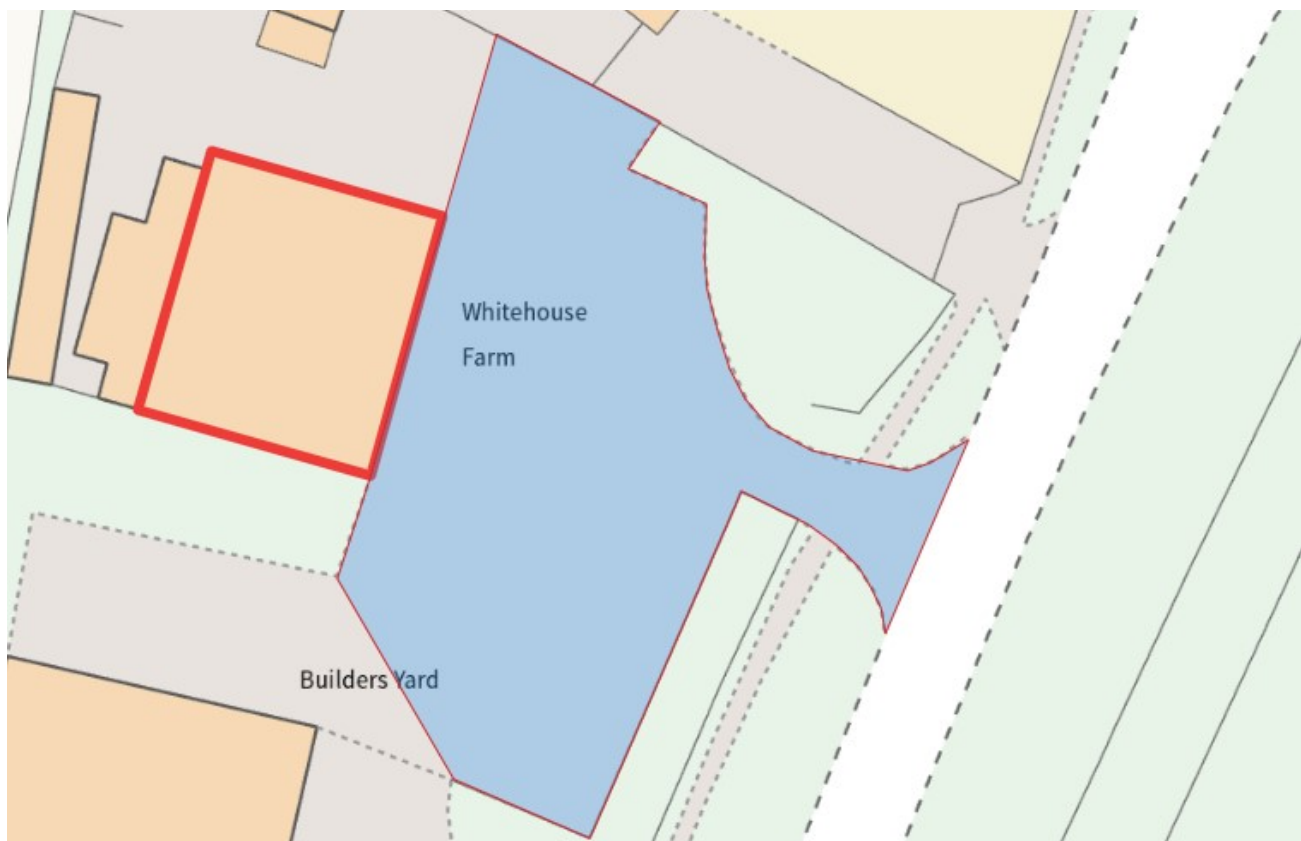
Description

The premises comprises a former agricultural building of block, steel and timber construction. On the front of the building there are a pair of double doors that open outwards with an approximate width of 3.80m and height of 4.20m. The building is well equipped with three phase electricity branching into several plug sockets, and a mains water tap on the exterior. One side of the workshop is well lit with tube lights on the ceiling. The Workshop also has the benefit of the use and right of way over the blue area on the plan below.

A brief description of the building is detailed below:

Description	Approx SQM	Approx Square Feet	Rent PAX
The Old Workshop Edged red on plan below	364	3,918	£14,400

Site Plan - Indicative Only



Terms

The premises are available to rent on what will essentially be a new internal repairing and insuring lease, together with the ongoing repair and maintenance of the doors, on terms to be agreed.

Insurance

The Landlord will insure the entire estate and re-charge a proportion of the premium to the Tenant. The Tenant will need to insure their own contents.

VAT

VAT is not payable on the rent.

Rateable Value

The Rateable Value is to be assessed. Small Business Rates Relief may be available.

Services

Three phase electricity is installed in the premises as well as benefiting from mains electricity and water. The Landlord will recharge the cost of the electricity at the prevailing rate to the Tenants.

Local Authority

East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT;
Tel: 0333 016 2000

Costs

The Landlord will require an undertaking at the outset towards abortive legal fees. If a Tenant withdraws from any agreement, then this undertaking will be forfeited. Otherwise, each party will bear their own professional costs associated with the transaction.

Deposit

A deposit will be required, which will be to the minimum equivalent of three month's rent (£3,600).

Viewing

Strictly by appointment with the agent.

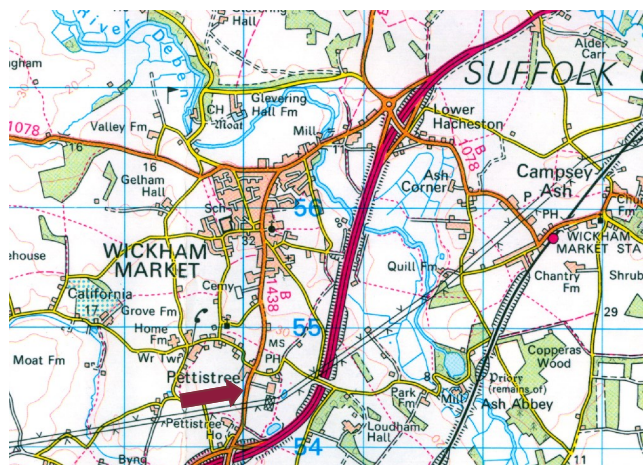


NOTES

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.

July 2023



Directions

Travelling south of Wickham Market on the B1438, continue past the Hopkins Homes development on the left hand side and the premises will be found after approximately quarter of a mile on the right hand side, opposite the nursery.

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