

Agricultural Buildings with Industrial / Commercial potential - To Let or For Sale

Sheepcote Farm, Wickhambrook, Newmarket, Suffolk, CB8 8Q

Merrifields



Size: 937 - 14,906 Sq Ft

Varying sizes of buildings available

Suitable for commercial uses STPP

Units from 937 to 14,906 sq ft

Suitable for commercial, recreation, community and other uses STPP

Available To Let or For Sale on terms to be agreed

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Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RH

Description

Sheepcote Farm is located on Giffords Lane just off the A143 in Wickhambrook south of Bury St Edmunds. There are various agricultural buildings of steel and timber framed construction. The buildings are of varying sizes that could be converted to industrial or commercial uses Subject to Planning permission.

Accommodation

The property has been measured to produce the following approximate Gross Internal Areas:

Building 1	209.4 Sq M	2,254 Sq Ft
Building 2	182.83 Sq M	1,968 Sq Ft
Building 3	87.05 Sq M	937 Sq Ft
Building 4	203.17 Sq M	2,187 Sq Ft
Building 5	308.71 Sq M	3,323 Sq Ft
Building 6	256.03 Sq M	2,756 Sq Ft
Total	87.05 - 1,384.77 Sq M	937 - 14,906 Sq Ft



Availability

The properties are available TO LET or FOR SALE on terms to be agreed.

Rent

Rents from £4.50 psf exclusive plus VAT

Price

Price on application

Business Rates

The premises are currently in agricultural use and are not rated. Business rates would need to be assessed following planning permission.

Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge.

Costs

Each party will bear their own legal costs but the ingoing tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The premises are currently within an agricultural uses. The buildings may be suitable for a variety of commercial, industrial, tourist accommodation, recreation and community facility uses subject to planning permission. The buildings are curtilage listed.

EPC

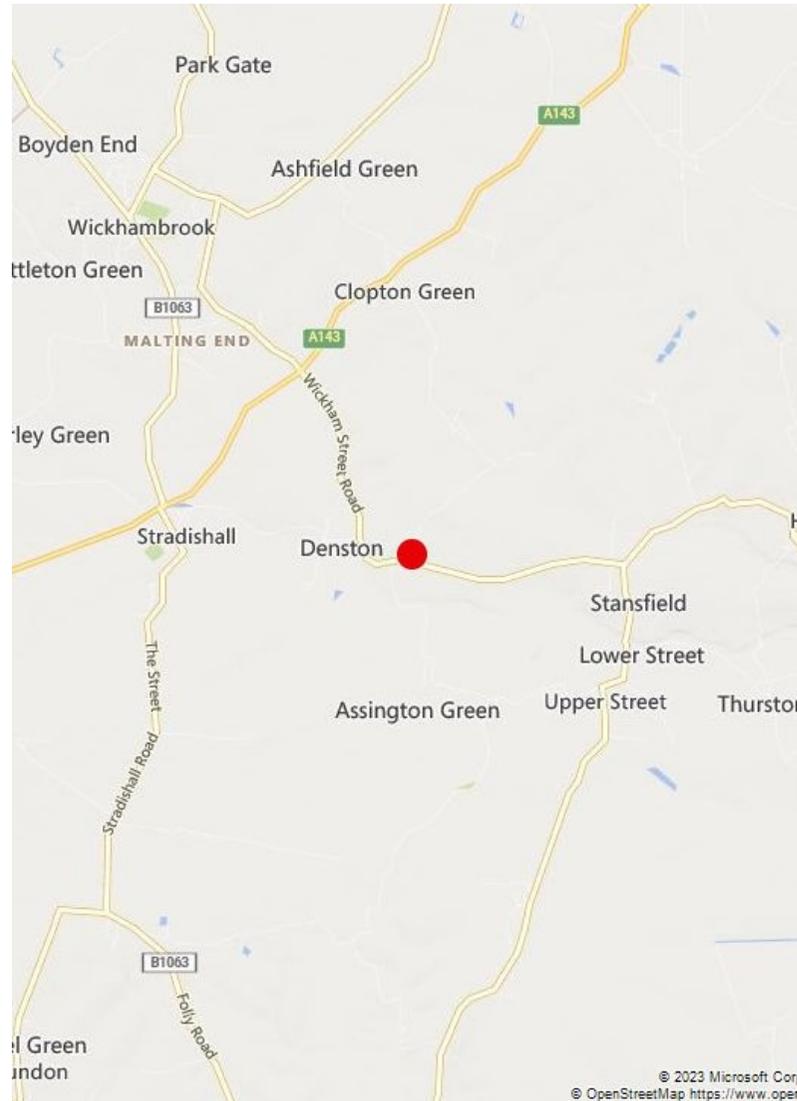
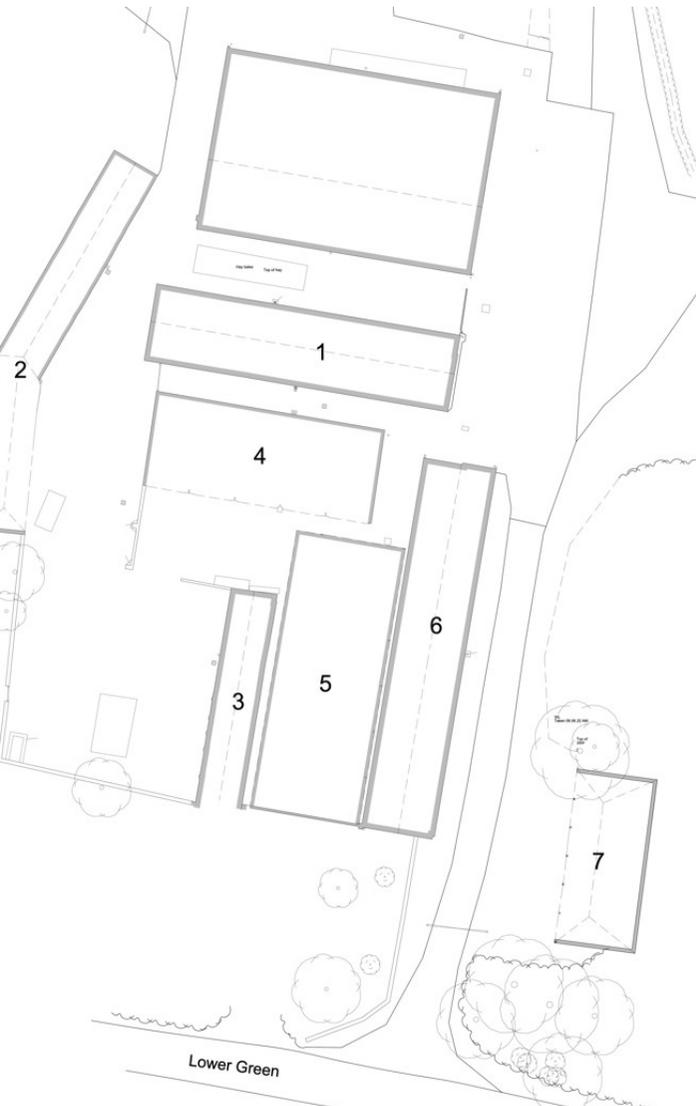
The buildings are unheated and therefore an EPC is not required. Should the buildings be brought into commercial uses an EPC may be required.



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Viewing & Further Information

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