



Storage Unit Rear Of 8 Needham Road
Combs Ford, Stowmarket, Suffolk, IP14 2AW

Storage unit To Let £6,000 per annum

LACY SCOTT
& KNIGHT

est. 1869

Chartered Surveyors | Land & Estate Agents | Auctioneers & Valuers

Storage Unit Rear Of 8 Needham Road

Combs Ford | Stowmarket | Suffolk | IP14 2AW

Stowmarket Town Centre 0.7 Miles | A14 (J50) 1.8 Miles

Storage unit in Combs Ford, Stowmarket with two roller shutter doors and easy access to the A14. Gross Internal Area approx. 66.9 sqm (720 sqft).

LOCATION - The unit is located in Combs Ford, Stowmarket with good access to the A14 trunk road at junction 50 approx. 1.8 miles to the north-east.

STORAGE UNIT REAR OF 8 NEEDHAM ROAD

The unit is constructed of breeze block elevations and plastic roof, with asbestos inner. It comprises concrete flooring, 2x electric roller shutter doors, LED strip lights, and power sockets. The unit is divided from the neighbouring workshop by a chipboard wall. External space to the right hand side. Electric roller shutter doors approx. 2.4m width x 2.015m height.

Gross Internal Area approx.: 66.9 sqm (720 sqft)

LEASE TERMS - The property is available on a new internal repairing lease.

DEPOSIT - Three months' rent.

SERVICES - Mains electricity.

COSTS - Each party to pay their own legal or any other costs included in the transaction.

BUSINESS RATES - The property is not currently assessed for business rates. The Tenant will be responsible to pay any rates due. Small business rates relief may be available providing up to 100% exemption. All interested parties should make their own enquiries with Mid Suffolk District council regarding their rates liability.



PLANNING - All interested are advised to make their own enquiries with Mid Suffolk District Council regarding the intended use.

LOCAL AUTHORITY - Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX. Tel: 0300 123 4000

VAT - No VAT.

VIEWING AND FURTHER INFORMATION

Will D'Arcy
01449 833692/ wdarcy@lsk.co.uk

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.