



Grainstore To Let in Worlington

Manor Farm, Worlington, Suffolk, IP28 8RU

Guide: £12,000 + VAT per Annum

LACY SCOTT
& KNIGHT

est. 1869

Grainstore

at Manor Farm, Worlington

Worlington | Bury St Edmunds | Suffolk | IP28 8RU

Bury St Edmunds 12 miles | Cambridge 23 miles |

A14 – 4 miles | A11 – 2 miles

Modern Grainstore at Worlington to let.
Gross Internal Area: 453.05 sqm (4,876.59 sq.ft)

Location

The grain store is located in the centre of the village of Worlington, opposite the cricket club. The property has good road links lying between the A14 and A11 trunk roads.

General Description

Grainstore – 19.02m x 23.82m - steel-framed portal building with profile steel cladding, corrugated fibre cement roof and a concrete floor. Roller shutter doors. Single phase electric.

Rights of Way, Easements and Wayleaves

The right of way will be granted through the main entrance through Manor Farm.

Lease Term

The property is available on a new licence basis.

Deposit

Three months rent.

Licence Fee

Grainstore - £12,000 + VAT per annum .

Costs

Each party to pay their own legal / professional costs.



Property Information

Services: Mains electricity.

Local Authority:

West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk, IP33 3YU.

Postcode / What3words

IP28 8RU. ///joked.accompany.cold

Agents Note

The Licensor is also offering three adjacent agricultural buildings and would consider letting as a whole to the right applicant.

Planning Use

We understand the unit is an agricultural building. We are aware the building is currently used by the Landlord to store agricultural equipment and general storage.

Viewings and Further Information

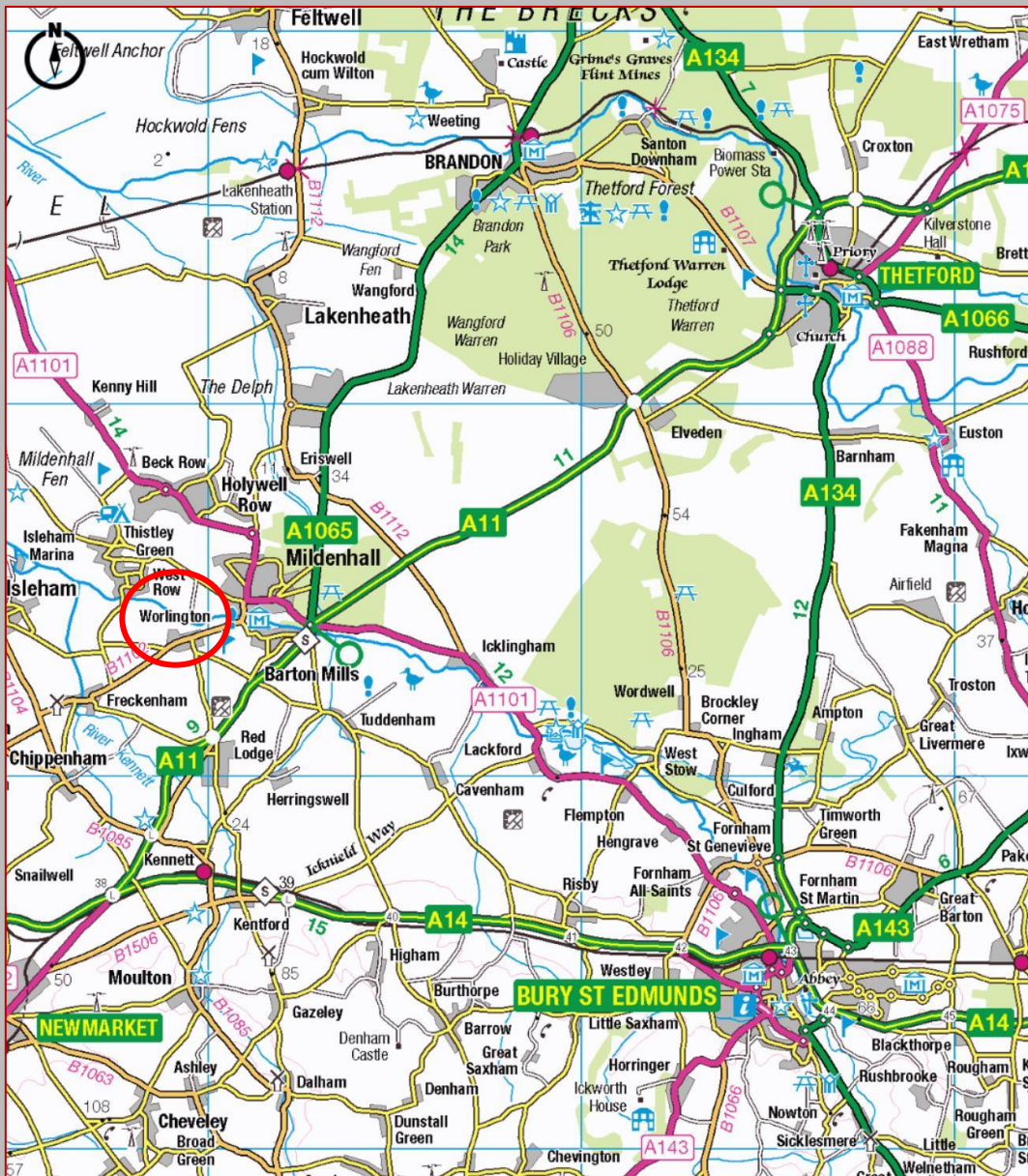
Strictly by appointment only. To arrange a viewing or for further information please contact the agents at the Bury St Edmunds office:

Graham Ford BSc (Hons) MRICS

Tel: 01284 748634

Email: gford@lsk.co.uk



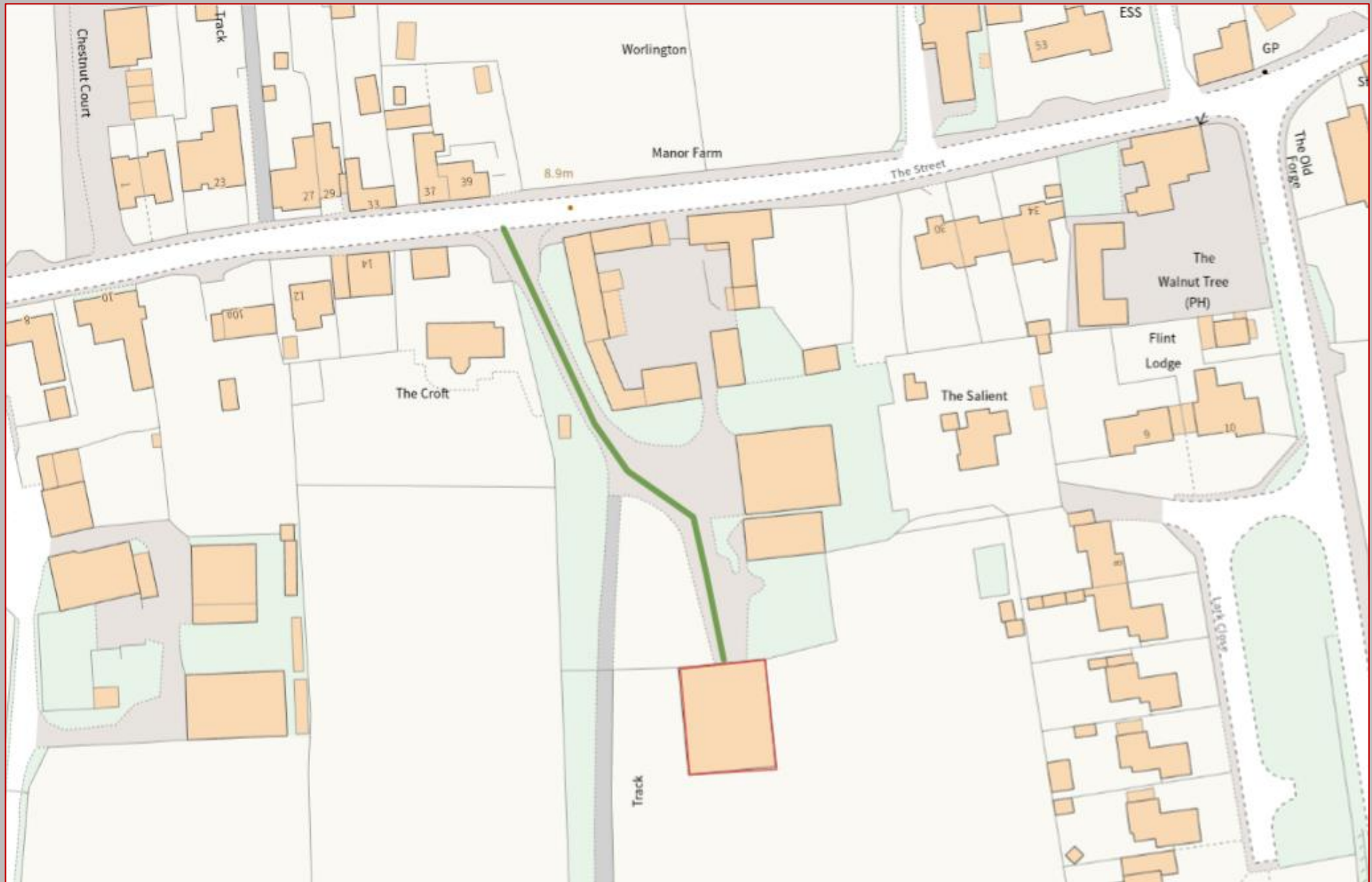


Plans, Areas and Schedules

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:-

- a) 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.
- b) 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.
- c) 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.
- d) No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- e) 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.



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