



Scole Engineering

The Garage, Diss Road, Scole, Diss, Norfolk, IP21 4DN

Guide Price £695,000

LACY SCOTT
& KNIGHT

est. 1869

Chartered Surveyors | Land & Estate Agents | Auctioneers & Valuers

Scole Engineering

Diss Road | Scole | Diss | Norfolk | IP21 4DN

Diss 2.9 Miles | Stowmarket 16.1 Miles | Norwich 21.8 Miles

Vehicle Repair Workshop and Showroom, located approx. 2.9 miles east of Diss just off the A140 Ipswich/Norwich Road. The total Gross Internal Area of the buildings is 794.64sqm (8,553sqft). The total site area as outlined in red is approx. 0.44 acres (subject to survey).

THE PROPERTY

Scole Engineering is a vehicle repair garage with a car showroom. The property comprises of a workshop building, showroom and hardstanding vehicle storage. The total Gross Internal Area of the buildings is 794.64sqm (8,553sqft). The total site area as outlined in red is approx. 0.44 acres (subject to survey), please see site plan below.

ACCOMMODATION WORKSHOP

Open plan workshop space with a store, spray booth, reception, office, two WCs and first floor mezzanine storage. The workshop space benefits from eaves height of 4.23m, inspection pit, two roller shutter doors to front, sliding door to side, concrete floor, roof lights and lighting. Roller shutter door openings: 3.59m height 4.09m width
Gross Internal Area: 599.07sqm (6,448sqft)

SHOWROOM

Open plan showroom space with an office, four storage rooms and two external WCs. The showroom space benefits from full height display windows to front, sliding vehicle access door, lighting and carpet floor. Sliding vehicle access door: 2.59m height 2.91m width
Gross Internal Area: 195.57sqm (2,105sqft)

TENURE

Freehold with vacant possession.



METHOD OF SALE

The property is available by Private Treaty. The Vendors reserve the right to invite best offers.

LOCAL AUTHORITY

South Norfolk District Council.

BUSINESS RATES

Rateable Value: £22,500 RV 2026

This is not the amount of rates payable. The Buyer will be responsible to pay the business rates. All interested parties should make their own enquiries with South Norfolk District Council regarding their rates liability.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy rating: 'D' (77)

BROADBAND SPEED

Download speed up to 80 mbps (Ofcom, 2025)
Upload speed up to 20 mbps (Ofcom, 2025)

MOBILE COVERAGE

Indoor – Limited – EE & Three (Ofcom, 2025)
Outdoor – Good – EE & Three (Ofcom, 2025)

SERVICES

Mains electricity, water and drainage. It is understood gas is connected to the property but currently capped off. We have not tested any of the services or appliances.

RIGHTS OF WAY

The Buyer will be granted a Right of Way over the Vendor's retained access as outlined in blue on the site plan.

PLANNING

We assume that the property has planning consent for vehicle repair workshop and car showroom by virtue of its current use. Interested parties should make their own enquiries with South Norfolk District Council in this respect.

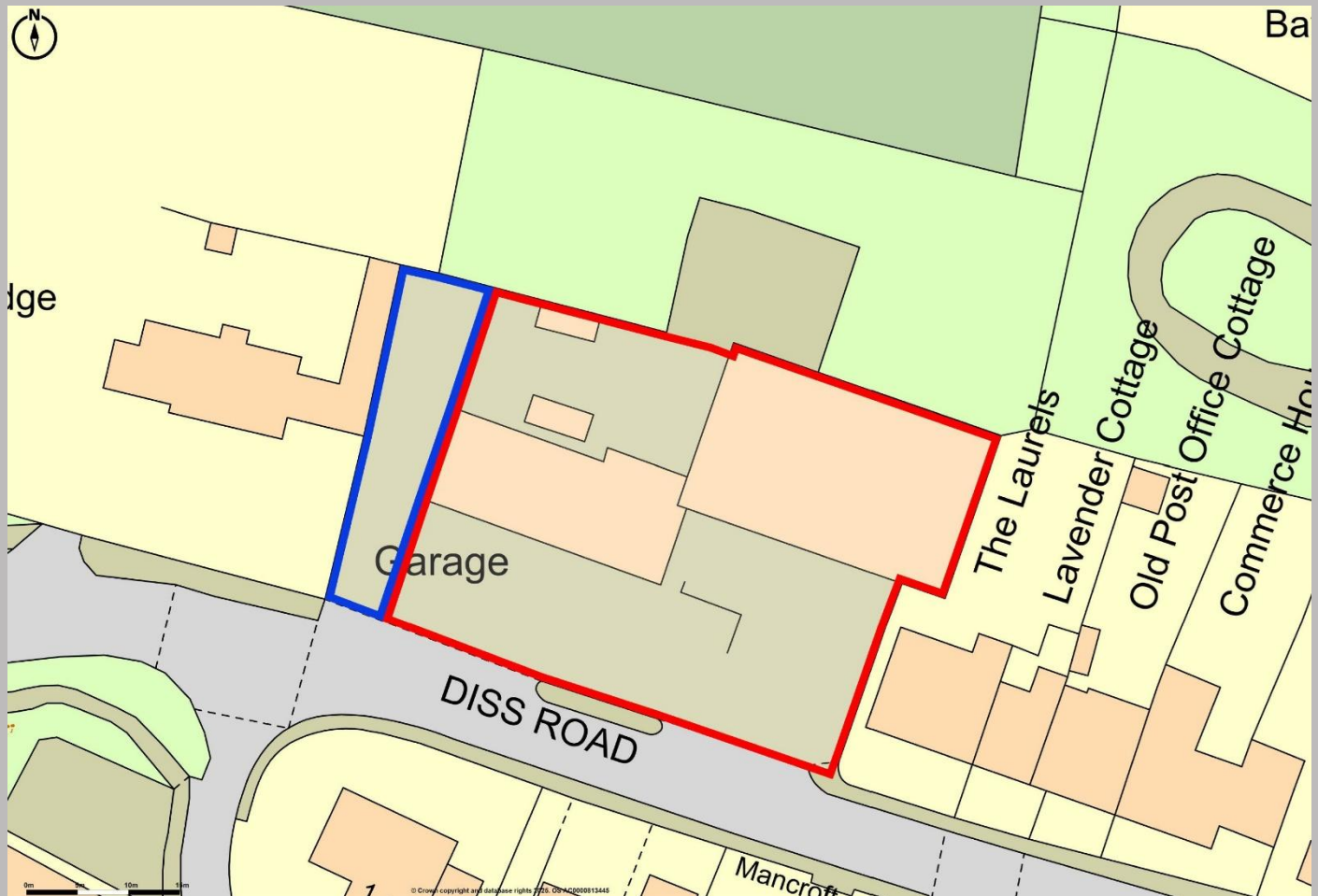
AGENT'S NOTE

- It is understood the Vendor would also consider selling their retained land to the rear of The Garage.
- It is understood there are decommissioned fuel tanks underground on the property.
- Property particulars prepared September 2025

VIEWING AND FURTHER INFORMATION

Strictly by appointment only. To arrange a viewing or for further information please contact: Lacy Scott & Knight Commercial:

Contact: John Casson
Tel: 01284 748619
Email: jcasson@lsk.co.uk



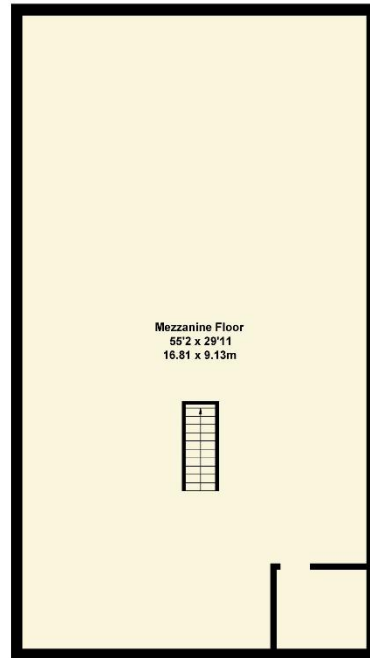
Plans, Areas and Schedules

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.

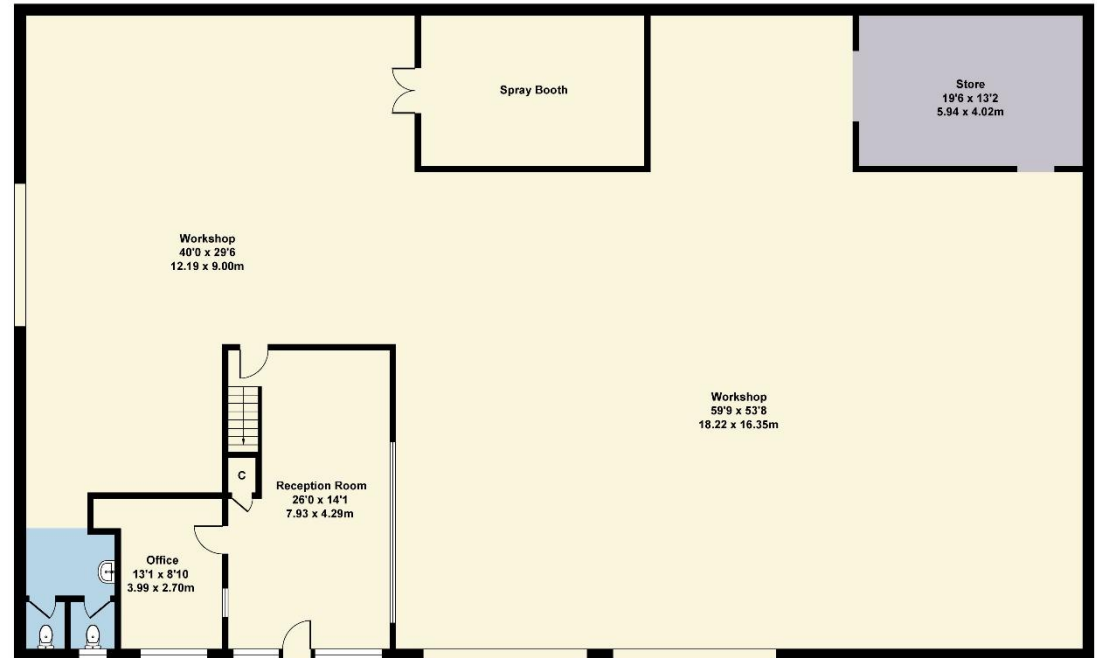
Misrepresentation and Notices Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- 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.

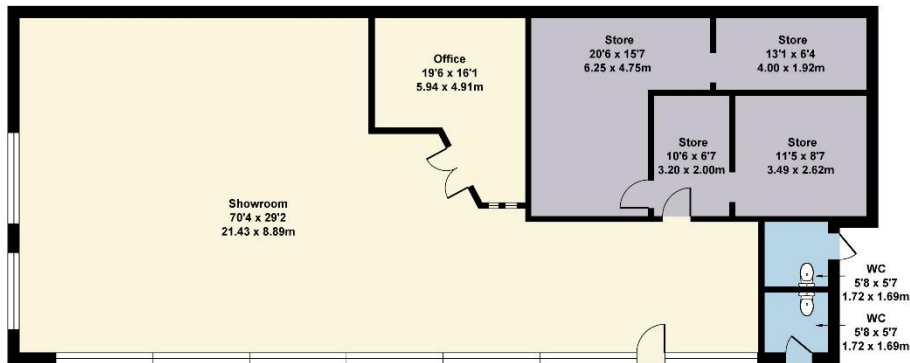
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FIRST FLOOR WORKSHOP MEZZANINE



GROUND FLOOR WORKSHOP



GROUND FLOOR SHOWROOM

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN