

**FOR SALE FREEHOLD  
LONG ESTABLISHED  
GARAGE BUSINESS & PREMISES  
WORKSHOP APPROX 224.4 SQ M (2,414 SQ FT)**



**TOGETHER WITH 4 BEDROOM DETACHED HOUSE  
ON A SITE WITH POSSIBLE  
RE-DEVELOPMENT POTENTIAL**

**Site Approx. 0.16 hectare (0.42 acres)**

**£575,000 Freehold**

**Somersham Garage, Lower Road, Lower  
Somersham, Ipswich, Suffolk, IP8 4PH**



## Location

Somersham is an attractive village with a population of about 700 in the Mid Suffolk district of Suffolk. Located in rural surroundings around five miles northwest of Ipswich, the village is within easy driving distance of both the A12 and A14 trunk roads and also easily accessible to Ipswich Station, providing fast Inter-City rail services to London in just over an hour. There is also a railway station at Needham Market – about 6 miles with access to the same Inter-City services.

## Situation

The Garage lies near the south-east edge of the village in a well timbered setting with the site being bordered by a tributary of the River Gipping to the north.

## Description

Both house and garage premises date largely from the 1970's; the former (Forge View) is of traditional chalet style construction in cavity brick with later additions providing a ground floor Bed/Bath suite and a large conservatory; there is a single garage and small garden area to the rear. The property is largely double glazed with gas fired central heating from radiators. The Garage is of concrete portal frame construction under profiled roof with 2 good Workshops (one with inspection pit) a Reception/Office and useful storage areas; there is oil fired warm air heating plus a gas fired radiant heater unit.

The present owner has run the business for 35 years and this has included an MOT bay and fuel sales (with business rate relief from the latter). The sale will include the established goodwill if required by a purchaser. Alternatively there may be potential to re-develop the site for residential purposes (subject to planning permission)

## Accommodation All dimensions are approximate:

<b>House</b>	<b>139 sq m</b>	<b>1496 sq ft</b>
<b>Workshop</b>		
<b>MOT testing</b>	149.9 sq m	1613 sq ft
<b>workshop</b>		
<b>Sales Kiosk, Office,</b>	30.9 sq m	332 sq ft
<b>Kitchen</b>		
<b>Rear lean-to</b>	16.4 sq m	176 sq ft
<b>Mezzanine floor</b>	27.2 sq m	293 sq ft
<b>Workshop total</b>	<b>224.4 sq m</b>	<b>2414 sq ft</b>
<b>Site Area</b>	<b>0.16 Hectare</b>	<b>0.42 acres</b>

## Services

We understand that all mains services are available, however we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

## Business Rates

**Rateable Value 2010**  
£9,800

**Estimated Rates Payable**  
£4,831.40

We would recommend that all interested parties contact Mid Suffolk District Council on 0300 1234000.

## Planning

We understand that the premises are operated under an existing use as far as planning is concerned although Planning Permission was granted in the 1970's for various extensions and alterations; we would recommend that all interested parties make their own enquiries with Mid Suffolk District Council on 0300 123 4000.

## Service Charge

There is no service charge payable.

## Terms

The premises are available For Sale on a Freehold basis with vacant possession on Completion; £575,000 (to include existing well established business if required)

## Legal Costs

Each party to bear their own legal costs.

## Vat

To be advised. All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

## Energy Performance Certificate

A copy of the EPC has been requested and should be available shortly.

## Viewing

To view or for further information, please contact: Robin Cousins at Penn Commercial, Suite C Orwell House, Fox's Marina, The Strand, Wherstead, Ipswich, Suffolk IP2 8NJ  
Tel: 01473 211933. Fax: 01473 682266.  
Email: [robin@penncommercial.co.uk](mailto:robin@penncommercial.co.uk)

## Subject To Contract



## NOTICES RELATING TO PROPERTY MISREPRESENTATION, PROPERTY MISDESCRIPTORS & FINANCIAL SERVICES ACTS

Penn Commercial as agents for vendors/lessors of this property gives notices that: 1.The information contained within these particulars has been checked and is understood to be materially correct at the date of publication. 2.All descriptions, statements, dimensions, references to availabilities, conditions and permissions for use, and occupations Of other details are given in good faith. However, they are made without responsibility, and should not be relied upon as representations of fact. Intending purchasers or tenants should by enquiry to this office satisfy themselves as to the, correctness and availability in each case before arrangements are made to travel and view. 3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of value added tax (VAT).Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect to any transaction. 4.All plant machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however, been tested and, nor any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property. 7. Penn Commercial does not hold itself out as providing any legal financial or other advice. These particulars do not constitute advice and you should not rely on this material in making (or refraining from making) any decision to take (or refrain from taking) any action. 8.The information contained in these particulars is of a general nature and may not be applicable to your own specific circumstances. If you are in any doubt, please seek professional advice.