

Former Flower Pot Inn, London Road, Brandon, Suffolk IP27 0HY

*GUIDE PRICE: **£120,000 - £140,000** (plus fees)



Prominent detached property suitable for a variety of uses. Gross internal area of around 2,173 sq/ft (202 sq m)

The property is a detached building constructed of traditional brick and flint materials with later brick and block extensions. The building is set under a slate roof, with modern flat roofed extensions. The property benefits from a platform lift serving the first floor, double glazing and gas fired central heating.

Originally a public house, the property has more recently been used as a youth drop in centre and will be sold with vacant possession. The building has a variety of potential uses such as a childrens nursery, restaurant, offices, retail or residential subject to the necessary consents.

According to the valuation office website the property is described as "club house and premises" and has a rateable value of £4,500 with effect from 1st April 2017.

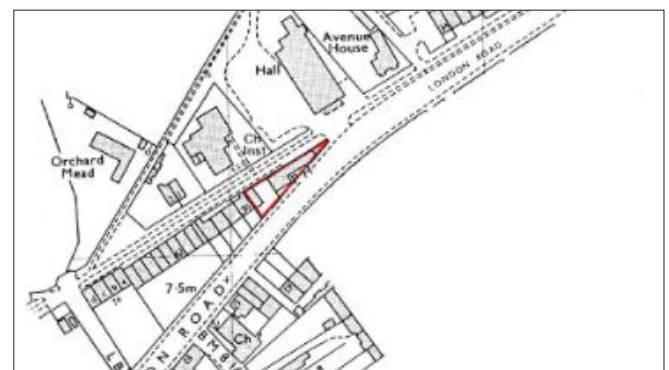
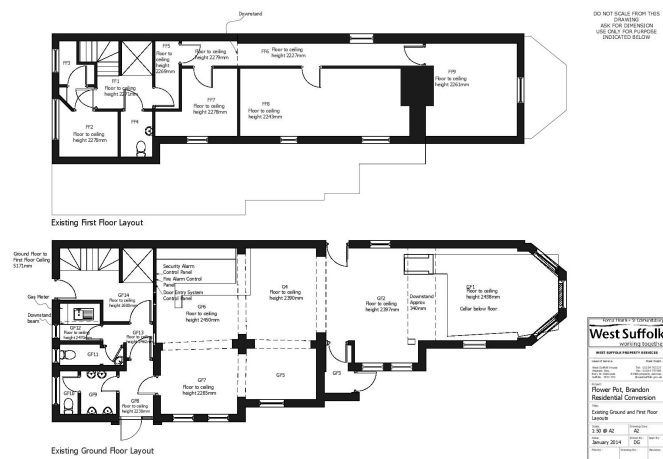
Description:

Lower Ground Floor: Basement (not inspected)

Ground Floor: Entrance hall, spacious open plan room with toilets and kitchen facilities.

First Floor: Four further rooms with a disabled w.c., store room.

Outside: Secure gated yard area providing off-road parking. Single garage.



Partner Agent



Tenure: Freehold

Local Authority: Forest Heath District Council (West Suffolk Council wef 1/4/19). Tel: 01638 719000

Solicitors: West Suffolk Council, Shared Legal Services, West Suffolk House, Western Way, Bury St Edmunds, IP33 3YU. Tel: 01638 719328. Ref: Jane Orton.

Viewing: 21st March 11:30 - 12:00. 28th March 11:30 - 12:00. 4th April 11:30 - 12:00.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.