



Former Tripp Batt Premises, Hepworth Road, Stanton Suffolk, IP31 2BT

INDUSTRIAL SITE ON APPROXIMATELY ONE ACRE

- Complex of Industrial buildings
- Buildings total 14,104 sq ft
- Suitable for employment purposes
- Village centre location
- Approximately ten miles north east of Bury St Edmunds

LOCATION

The site is situated in the centre of Stanton which is located approximately ten miles north east of Bury St Edmunds and 12 miles south east of Diss with the A143 providing road connection between the two towns.

Stanton has a population of 2019 (2011 census) and a large industrial estate situated just over a mile to the south west accessed through the village.

DESCRIPTION

The property consists of a range of industrial and workshop units which have been used for various purposes in the past but more recently for the sale and servicing of garden equipment and ancillary items.

ACCOMMODATION

The properties have the following approximate Gross Internal areas:

Description	Sq M	Sq Ft
Sales	284.7	3,064
Workshop	70	753
Store	101.7	1,094
Canteen	55.5	597
Store	157.8	1,698
Office	132.9	1,430
Stores	112.6	1,212
Workshop/Office	395.5	4,256

TERMS

The property is available on terms to be agreed.

PRICE & RENT

On application.

VAT

The landlord reserves the right to charge VAT in accordance with current legislation.

PLANNING

Applicants should make their own enquiries.

RATING

The rateable value is £35,250 under the 20017 List.

Hazells is a trading name of Hazells & Co (BSE) Ltd. Registered in England No. 6279351

NOTE: Hazells for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Hazells has any authority to make or give any representation or warranty whatever in relation to this property.

LEGAL COSTS

Each party to be responsible for their own legal costs on completion of this transaction. Abortive costs undertakings will be required.

VIEWING & FURTHER INFORMATION

To arrange a viewing or to request further information please contact the sole lettings agents, Hazells Chartered Surveyors on 01284 702626. Or email:

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