

**FREEHOLD**

**BUILDERS YARD & WORKSHOP PREMISES**

**WORKSHOP – 884 sq ft (82.12 sq m)**

**CONCRETED YARD AREA – 1,511 SQ FT (140.39 SQ. M)**



**THE DRIFT**

**off SPRING ROAD**

**IPSWICH**

**IP4 5NJ**

**LOCATION:** The Premises are located at The Drift, off Spring Road, close to the junction with Cauldwell Hall Road, about 3 miles from the Town Centre on the eastern outskirts of Ipswich

**DESCRIPTION:** The Premises comprise a single storey self-contained workshop building having a pitched interlocking concrete tiled roof and double timber access doors, located within a fully concreted forecourt yard area. The yard is approached through double metal gates 8.0 metres wide.

**ACCOMMODATION:**

Front concreted yard area frontage: 13.06 m x 10.75m

Total concreted forecourt area: 140.39sqm (1,511sq ft)

Workshop comprising workshop area plus three individual Offices, kitchen and separate W.C. Double entrance doors to workshop. Two individual entrance doors to Offices.

**TOTAL WORKSHOP/OFFICE AREA: 82.12 sq m (884 sq ft)**

**SERVICES:** We are advised that all mains services are connected to the Property (Not tested)**.** Heating within the unit is by individual gas heaters. There is fluorescent lighting throughout the property.

**EPC:** An Energy Performance Certificate is available upon request. Energy Performance Rating: E

**RATES:** Rateable Value: £5,400.00 Current Annual Charge: £2,592.00

**TENURE:** Freehold

**PRICE:** Offers are invited in the region of £195,000 for the Freehold interest

**VAT:** Not applicable to the transaction

**LEGAL COSTS** Each party to bear their own legal costs

**VIEWING:** Strictly by prior appointment with:-

***Harris Commercial Surveyors***

***01473 221222***

***www.harriscommercial.com***