

15 Bunting Road, Bury St Edmunds



393.6m² / 4,235 sq.ft (GIA)

GENERAL INDUSTRIAL

WITH TRADE COUNTER SUBJECT TO PLANNING PERMISSION

TO LET



West Suffolk Property Services for themselves and for the Borough Council of St Edmundsbury and for the District Council of Forest Heath being Vendor or Lessor 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 intended purchasers or lessees, and do not constitute part of an offer or contract;
- ii All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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 of them;
- iii No person in the employment of the Borough Council of St Edmundsbury or the District Council of Forest Heath, together known as West Suffolk Property Services, has any authority to make or give any representation or warranty whatsoever in relation to this property
- iv Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax.

ADDRESS:

15 Bunting Road, Bury St Edmunds, Suffolk IP32 7BX

**USE/DESCRIPTION:**

General industrial with trade counter use (subject to planning confirmation)

ACCOMMODATION:

Ground floor industrial: 304.53m² (3,277 sq.ft)

Ground floor office: 44.46m² (478 sq.ft)

First floor office: 44.64m² (480 sq.ft)

CAR PARKING:

The property benefits from access to 3 parking spaces

RENT:

£25,400 per annum plus VAT

SERVICES:

Mains drainage, water, gas & electricity are all connected to the property. Interested parties are however advised to make their own enquiries to the relevant service providers

TENURE:

Leasehold

LEASE TERMS:

The premises are available on a new full repairing and insuring lease on terms to be agreed. The insurance premium is to be reimbursed to Landlord by the Tenant. A three month rent deposit to be held for the term of the lease from completion

RATES:

From enquiries made of the VOA website, rates payable are likely to be £10,715 per annum as at 30 May 2013

SERVICE CHARGE:

3% of the passing rent for repairs and maintenance of common areas

PLANNING:

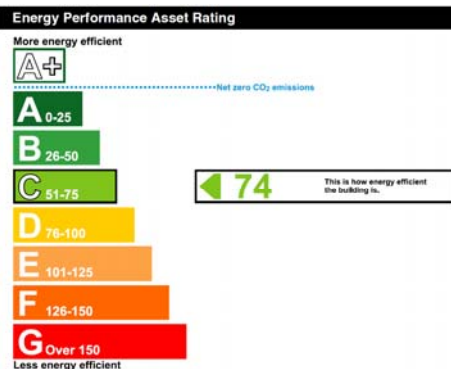
The property currently benefits from B1/B2/B8 General Industrial use in terms of planning, however any interested parties should satisfy themselves as to the suitability of the current consent for their proposed use with Forest Heath District Council's Planning Department on (01638) 719000

LEGAL COSTS:

A payment will be required for £300 (plus VAT) for Legal fees to arrange the lease on your behalf

VIEWING:

Strictly by appointment only. To arrange a viewing, contact one of our Commercial Property team as per the details below

ENERGY PERFORMANCE CERTIFICATE:

Sally Leeks	-	01284 757381 / sally.leeks@westsuffolk.gov.uk
Richard Combes	-	01284 757361 / richard.combes@westsuffolk.gov.uk
Will Brown	-	01284 757364 / will.brown@westsuffolk.gov.uk