



Location

The property is located on the popular Ellough Industrial Estate. The estate is located to approximately 2 miles to the east of Beccles, 20 miles to the east of Norwich and 7 miles to the west of Lowestoft. The Estate is located within close proximity of the A146. Other occupiers on the Estate include **Orwell Housing**, **Hughes Electrical** and **MH Goals**.

Description

The property comprises a mid-terrace light industrial unit of steel portal frame construction under an insulated pitched metal roof, with a combination of brick and profile sheet elevations. The unit has the following specification and features:

- Forecourt parking for 2 cars
- Roller shutter loading door
- Minimum eaves to 3.2m
- WC

Accommodation

The property has gross internal area of approximately **982 sq ft (91.26 sq m)**.

In addition there is a small, tenant-installed mezzanine above the ancillary space totalling approximately 37 sq ft (3.45 sq m).

Tenure & Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

£9,500 per annum exclusive

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of C (75). A full copy of the certificate is available upon request.

SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is £7,700. This is not the annual rates payable.

Interested parties may wish to note that qualifying occupiers may be entitled to 100% rates relief (£0 payable) on properties with a rateable value of less than £12,000.

Planning & Uses

The property was most recently used for workshop purposes within Use Class E, it could also suit other uses within the same use class. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

Viewings & Further Information

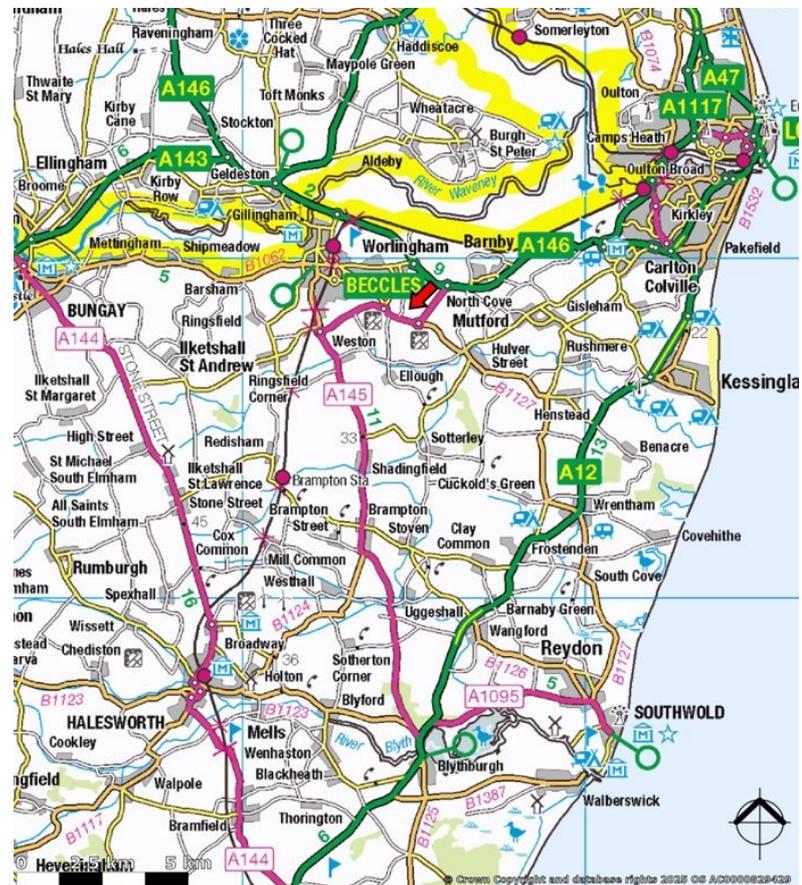
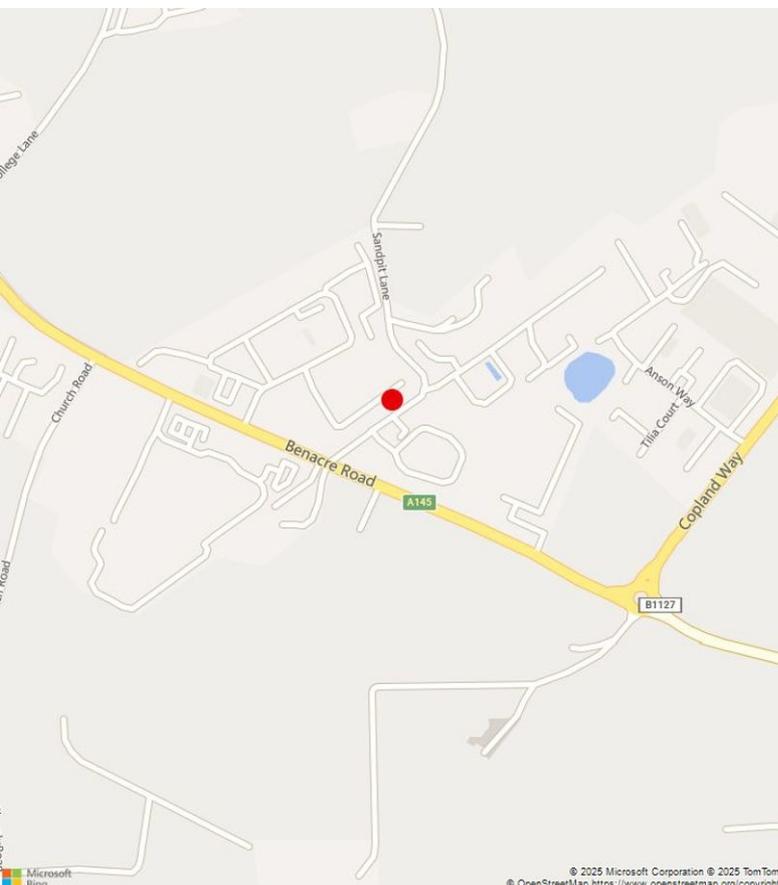
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Service Charge

There is an estate service charge to cover the maintenance and repair of the common areas. Further details available on application.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.



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