

DAVID
BURR



The Former Cold Stores

Stradishall, Suffolk

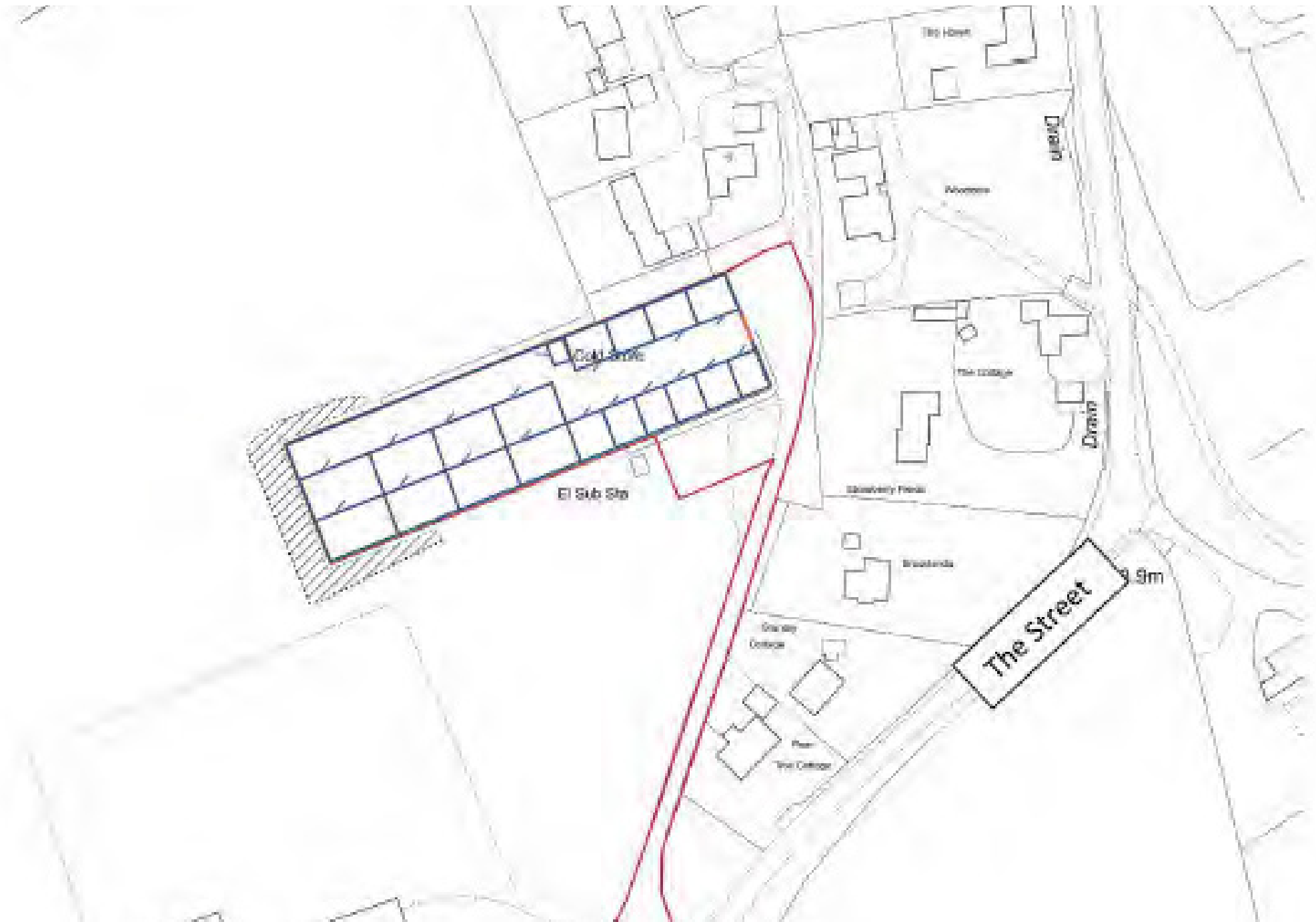
The Former Cold Stores

Edmunds Hill, Stradishall, Suffolk CB8 8YY

This spacious detached circa. 35,000 sq.ft barn is available for commercial use (subject to Planning Use Class Order).
The property previously used as an agricultural cold store enjoys a right of access and ample parking.



- The property is currently used as an agricultural building, but further uses are negotiable (subject to Planning).
- Business Rates - subject to use
- 175 kVA Electrical capacity available
- Available to let as a whole/part
- Price on Application
- Long lease available





Stradishall, Suffolk

Stradishall is a small village situated approximately 5 miles North West of the market town of Clare, which offers a comprehensive range of facilities including shops, doctor's surgery, public houses and hotels etc. A wider range of recreational and shopping facilities can be found in the nearby racing towns of Newmarket and historic Bury St Edmunds both approximately 10 miles. Addenbrookes Hospital is 24 miles and Cambridge centre 27 miles. There are excellent road links to other major towns and London via the A14/A11.

Material Information

SERVICES: Mains water and electricity 175kVA capacity available. NOTE: The services have not been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233. Business Rates: Subject to use.

PROPERTY POSTCODE: CB8 8YY.

TENURE: To Let. Long lease available.

CONSTRUCTION TYPE: Steel frame.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

PLANNING: Agricultural building. A let consisting of a change of use class, would be subject to planning consent which would be subject to negotiation.

ASBESTOS/CLADDING: Some external cladding only.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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