

Balmforth

Estate Agents, Valuers & Letting Agents



Unit 2, Bellflower Crescent, Red Lodge, Bury St.
Edmunds, Suffolk, IP28 8XQ

£25,000 per annum

||Accommodation & Amenities||

Situated at Bellflower Crescent Shopping Centre with a prominent frontage together with public parking, presents a desirable, single storey, end terrace commercial unit ideal for retail or office use (previously used as a gentlemen's barbers). This parade of shops (includes a convenience store, food outlets, chemist and an estate agent) means a strong footfall in the area.

Bellflower Crescent serves as a vital community and commercial hub for the rapidly growing Red Lodge area, bringing together education, local healthcare, and essential amenities.

The unit would be suitable for a number of business and commercial uses subject to planning and the landlords consent (please see Agents Note as below for more detail). Current use is Class E and any future tenant would need to make their own investigations with the Local Authority should the desired business fall outside of that category.

The unit is available based on a minimum 3 year lease with a break/rent review at the end of year 3. Longer leases will also be considered on terms to be agreed.

Whilst it doesn't have its own dedicated parking there is plenty of public parking in the close vicinity.

In more detail the property comprises of: -

Ground Floor – Commercial Unit:

Room Descriptions:

FRONT/MAIN ROOM: (28ft x 16.10ft)
Entrance/exit. 2 x windows to front. Multiple power points. Small storage cupboard. Recessed ceiling lighting. Tiled flooring.

STORE/KITCHEN: (6.5ft x 6.6ft)
Range of free standing wall base units. Tiled flooring

WC:
Low level WC, vanity hand basin

UTILITY ROOM: (8.4ft x 4.9ft)
Plumbing for washing machine.
3 phase power outlet
Tiled flooring

STAFF ROOM: (13ft x 8.11ft)

WC:
Low level WC, vanity hand basin and shower unit

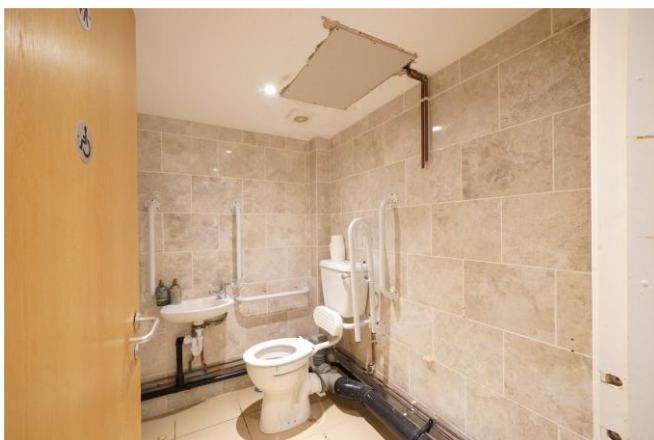
AGENTS NOTES:

- : No business operation may compete with or duplicate the services of existing tenants within Bellflower Crescent
- : Existing barber shop furnishings and equipment can be purchased from the Landlord for £10,000 if required.

- : Utilities metered
- : VAT to be added
- : Current rateable value £18,500pa
- : Nearby public parking
- : Tenant responsible for service, maintenance and insurance (paid to the freeholder management company): £1,200 + VAT per annum.
- : Each party are to pay for their own solicitor costs.

Viewing

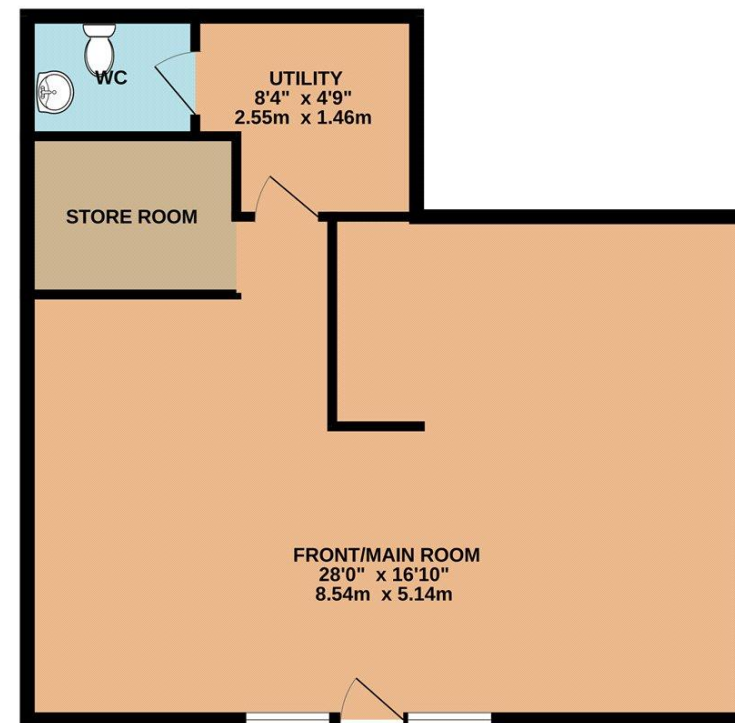
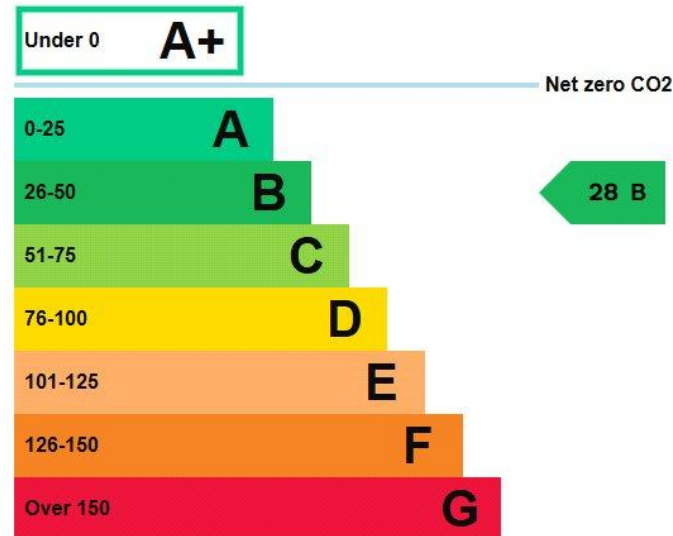
By appointment through
Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171
E: mildenhall@balmforth.co.uk



GROUND FLOOR
834 sq.ft. (77.4 sq.m.) approx.

Energy rating and score

This property's energy rating is B.



FBM260641



DISCLAIMER

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 – <http://bit.ly/sW9JS5>