



**CHAPMAN**  
CHARTERED SURVEYORS

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**FLINT HOUSE, IPSWICH ROAD, LONG STRATTON NR15 2TA**

From 71.0 sqm / 764 sqft

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**GROUND AND FIRST FLOOR OFFICES WITH CAR PARKING**

Ref: 14051

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Regulated by RICS

# TO LET

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## GF & FF offices with car parking

From 71.0 sqm / 764 sqft

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### LOCATION

Long Stratton is situated approximately half way between Diss and Norwich on the A140. The village has a wide range of services and amenities including schools, a Co-op food store, a pharmacy, estate agents, banks and takeaways. The property is located on the main road at the southern end of the village.

### DESCRIPTION

The property forms part of a Grade II Listed former school building of brick and flint construction under a pitched, slate roof. The offices benefit from Cat II lighting, carpets, central heating (LPG) / night storage heaters and skirting-level trunking.

### ACCOMMODATION

#### GF (middle)

A self-contained office with separate access from the front, as well as a shared lobby / kitchenette / WC with access from the rear car park.

#### GF (right) & FF

A lobby leads through to the ground floor accommodation comprising two offices with windows to the front and side. Stairs from the lobby rise to the first floor accommodation comprising landing, kitchen, WC, three offices and file store.

### FLOOR AREAS (IPMS3)

GF (middle)	71.0 sqm	764 sqft
GF (right)	48.8 sqm	525 sqft
FF	<u>117.0 sqm</u>	<u>1,260 sqft</u>
	236.8 sqm	2,549 sqft

### LEASE TERMS

New lease on internal repairing and insuring terms (IRI) plus external decorations.

### RENT

GF (middle)	£6,400pa (inc 2 spaces)
GF (right) & FF	£12,000pa

### DEPOSIT

Three months' rent.

### SERVICE CHARGE

The landlords levy a service charge for maintenance of common areas and the car park.

### VAT

No VAT

### SERVICES

Mains water and electricity.

### BUSINESS RATES

GF (middle)	RV £5,700
GF (right)	RV £3,950
FF	RV £11,500

### ENERGY PERFORMANCE CERTIFICATE

An EPC is not required as the property is Grade II Listed.

### PLANNING

The property has planning permission for office use.

### LOCAL AUTHORITY

South Norfolk Council.

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing, please contact Chapman Chartered Surveyors:

Contact: Keeley Chapman

Tel: 01379 687645

Email: [k.chapman@chapmansurveyors.co.uk](mailto:k.chapman@chapmansurveyors.co.uk)

AGENCY

MANAGEMENT

PLANNING

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VALUATION

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