



CHAPMAN
CHARTERED SURVEYORS

THE OLD CHAPEL, THE STREET, RICKINGHALL, DISS IP22 1BN

199.1 sqm / 2,143 sqft NIA



CONVERTED CHAPEL SUITABLE FOR ALTERNATIVE USE (STPP)

Ref: 14811

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Regulated by RICS

FOR SALE

Converted chapel suitable for alternative use (STPP)
199.1 sqm / 2,143 sqft NIA

LOCATION

Rickinghall is a village in Mid Suffolk district located approximately seven miles to the west of Diss, Norfolk on the A143. It is contiguous with the village of Botesdale, and both villages enjoy a wide range of services and amenities including a Co-op food store, a primary school, a doctor's surgery, pubs, and local shops. The property is located on the main road through Rickinghall.

DESCRIPTION

The property is a two-storey rendered building with a pitched slate roof. Originally built as a chapel it was converted for office use in the 1990s with the introduction of a new first floor. Prior to this it is understood that the building was used for industrial purposes and a large, part-glazed sliding door remains in the front elevation.

ACCOMMODATION

Entrance from The Street opens into shared ground floor lobby with stairs to first floor and door through to ground floor self-contained offices with separate kitchen and toilet facilities. External door at the rear of the building leads to ground floor corridor with storage off and stairs rising to open-plan first floor offices with kitchenette and WC.

FACILITIES

Air conditioning (H&C), carpets, LED lights, uPVC double-glazed windows, Cat 5e cabling, PIR and fire alarm. One car parking space at the rear of the premises.

FLOOR AREAS (NIA)

Ground floor (let)	115.7 sqm	1,245 sqft
First floor (vacant)	83.4 sqm	898 sqft

TENURE

The ground floor is let to Protek Consulting Ltd t/a Adam Power Associates (Rickinghall). The Tenant is holding over and further lease details can be provided on request. The first floor is vacant.

GUIDE PRICE

£250,000

VAT

No VAT

SERVICES

Mains water, electricity and foul drainage.

BUSINESS RATES

Ground floor	£6,900 RV
First floor	£6,600 RV

ENERGY PERFORMANCE CERTIFICATE ('EPC')

FF Offices: D (99)

PLANNING

We assume that the property has planning consent for Class E (office) use by virtue of its existing / previous use.

LOCAL AUTHORITY

Mid Suffolk District Council.

VIEWING AND FURTHER INFORMATION

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

Tel: 01379 687645

Email: contact@chapmansurveyors.co.uk



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VALUATION

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