



CHAPMAN
CHARTERED SURVEYORS

UNIT 1A, HOME FARM, RIDDLESWORTH IP22 2TD

79.4 sqm / 854 sqft GIA



FOOD-GRADE BUSINESS UNIT ADJACENT TO A1066

Ref: 14313

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Regulated by RICS

TO LET

Business unit suitable for food preparation

79.4 sqm / 854 sqft

LOCATION

Home Farm, Riddlesworth is located on the A1066, approximately six miles to the east of Thetford and 10 miles to the west of Diss.

DESCRIPTION

A traditional single storey farm building of brick and flint construction under a clay pantile roof which has been carefully converted suitable for business use, including food preparation

FLOOR AREAS (GIA)

| | | |
|---------------------|---------------|---------------|
| GF Office | 13.1sqm | 141sqft |
| GF Food Preparation | 57.8sqm | 622sqft |
| GF Cold Store | <u>8.5sqm</u> | <u>91sqft</u> |
| Total | 79.4sqm | 854sqft |

ACCOMMODATION

The property has access from either front or the rear. At the front a door opens from a gravelled parking area, occasionally shared with the landlord, into an office with windows to the front. A door leads through to three further rooms used for food preparation including stainless steel sink and drainer, three separate doors to the rear which can be used for loading and deliveries, and a walk-in cold store.

FACILITIES

The property has recently been refurbished to a high standard and includes sealed light fittings, Altro flooring, food-grade cladding to the walls and ceiling in most areas, air conditioning, and a walk-in cold store.

LEASE

The property is available on a new lease on terms to be agreed.

TENANT'S REPAIRING OBLIGATIONS

The Tenant is responsible for internal repairs and decorations, and for refunding the buildings insurance premium to the Landlord. The Landlord insures the property and is responsible for the structure of the building. No service charge is levied.

RENT

£6,000pa payable monthly in advance by standing order.

VAT

No VAT.

SERVICES

Mains water and electricity (3 phase) are connected.

BUSINESS RATES

Rateable Value (RV): £2,600

ENERGY PERFORMANCE CERTIFICATE

Energy rating: D (96)

PLANNING

The property was last used as a bakery so we assume would be suitable for similar food uses.

LOCAL AUTHORITY

Breckland Council.

LEGAL COSTS

Each party will be responsible for their own costs.

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



AGENCY

MANAGEMENT

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VALUATION

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