

Bures, Suffolk CO8 5AB



To Let

Former Bus Depot
Including Workshops,
Yard, Offices and
House

0.8 Acre Site

- B1/low impact B8 site
- Flexible lease terms
- Residential house included
- 2 x 18,000 kg HGV lifts
- Energy rating: E

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Details

Location

The property is centrally located in Bures, a village situated mid way between Sudbury and Colchester on B1508.

The site has two means of access, one from High Street and one from the Suffolk Knowle and has been used as a bus depot for over 50 years.

Description

The property comprises a principal workshop/bus depot building extending to approximately 6,000 sq.ft. and adjoining part surfaced yard areas. There are a number of ancillary buildings and there is a three bedroomed house in the centre of the site with a self contained access, indicated by blue hatching on the plan herewith.

The property benefits from a range of plant and machinery 5.3 metres eaves and an 8 metre wide vehicle access onto High Street.

Operators Licence

The previous, longstanding 'O' Licence permitted the operation of 35 PCV's from the site. This has now lapsed.

Services

The premises benefits from three phase electricity and compressed air conduit to all parts of the workshop. There is mains water and drainage.

Planning

The property occupies a sensitive site in the middle of the village surrounded by residential properties. The current planning consent is for B1 (Light Industrial) use and personal to the current occupier Amobox, who manufacture pizza ovens.

Planning consent will be required for a new occupier, but provided this is for B1 (Light Industrial) or low impact B8 (Storage & Distribution) it is likely that consent will be granted subject to conditions. A copy of the existing planning consent is available upon request.

The property is not listed but it is sited within the Village Conservation Area

Business Rates

The property has an entry in the current Rating List as 'Storage Depot & Premises' with a Rateable Value of £25,000.

Terms

The property is available on a new flexible, excluded, lease for a term of years to be agreed. Rent £30,000 per annum.

VAT

The property is not VAT elected, but the landlord reserves the right to do so.

Estate Agents Act Notice

A Partner of Fenn Wright, whilst not an owner of the property, is a connected party to the vendors.

Viewing

Strictly by prior appointment with the sole agents:

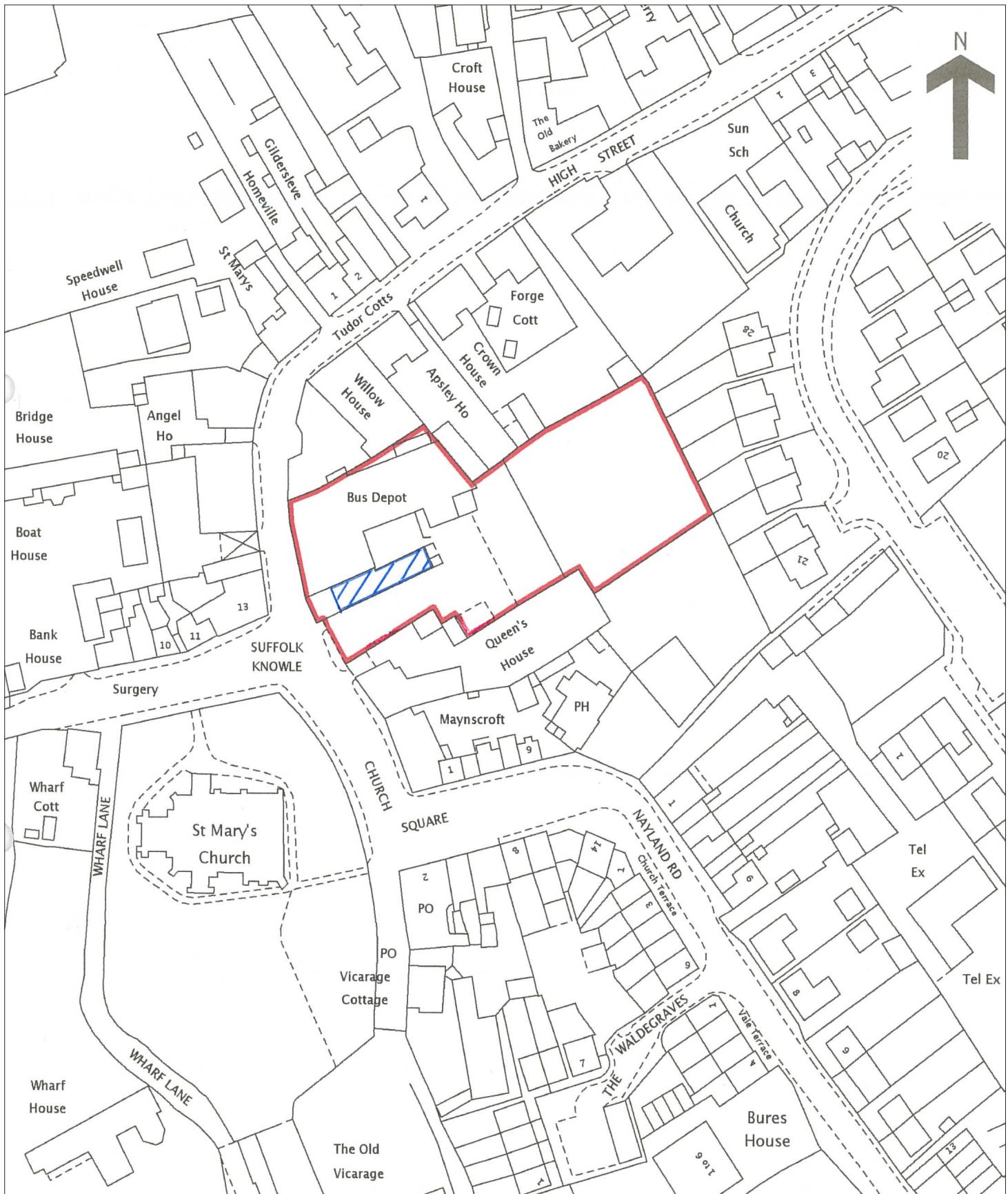
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NOT TO SCALE—INDICATIVE BOUNDARIES ONLY. HOUSE SHOWN
IN BLUE.

Details

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For further information

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