



TO LET (MAY SELL)

Former Showroom
& Workshop Premises
Duddery Hill
Haverhill
Suffolk
CB9 8DR

942.1 sq m (10,141 sq ft)

- Prominently positioned near Town Centre
- Large yard and parking area
- Suitable for showroom, workshops or other commercial uses (subject to planning)
- Available October 2020

Location

Haverhill is a rapidly expanding market town situated around 17 miles south-east of Cambridge. The town has a population of approximately 27,000, supported by a diverse employment and manufacturing base with good access to the A14/M11 trunk roads and Stansted Airport. In addition, there are a good range of local amenities, shops & banks.

The property is prominently situated at the corner of Duddery Hill and Hollands Road close to the town centre and with easy access to the main industrial estates and the Haverhill bypass.

Description

The premises comprise a detached warehouse unit of steel portal frame construction with part brick, part block, part metal sheet clad elevations beneath a pitched roof of corrugated cement sheeting incorporating translucent light panels.

The property is divided into three main sections. The front section provides the showroom area with part glazed part panel clad elevations. There are ancillary offices and customer WC's. The middle section of the building has painted brick elevations and forms the main workshop/servicing area of the building. The third section has metal sheet clad elevations and formerly housed the repair and body shop with staff kitchen and WC's.

Access to the property is direct from Duddery Hill with a further access on the corner with Hollands Road. The building sits in the middle of the site with car parking surrounding the building.

Accommodation

We calculate the following floor sizes on a gross internal area basis.

Showroom	272 sq m (2,926 sq ft)
Workshop	647 sq m (6,968 sq ft)
Canopy	23 sq m (247 sq ft)
Total	942.1 sq m (10,141 sq ft)

From measurements scaled from a site plan we calculate the approximate site area to be 0.414 hectares (1.02 acres).

EPC

Awaiting EPC Assessment.

Planning

The property has been used as a showroom and workshops.

Interested parties should make their own enquiries with West Suffolk Council Planning Department on 01284 763233 in order to check their proposed use.

Uniform Business Rates

We understand that the property is entered into the 2017 Rating List with a Ratable Value of £54,400. Rates payable for the year 2020/21 would be £27,904 (ignoring any phasing or relief which may be applicable) based on the standard rates multiplier of 51.2p.

Interested parties should make their own enquiries with West Suffolk Council Department on 01284 763233.

Services

We understand that mains drainage, electricity (Three Phase Supply), water and gas are connected to the property. We have not tested these connections, and advise that interested parties make their own investigations.

Terms

The property is available by way of a new lease at an initial rent of £55,000 per annum exclusive.

Alternatively, consideration may be given to freehold offers in excess of £750,000. The property will be available with vacant possession in October 2020.

We are awaiting confirmation on whether VAT will be charged on the rent and the sale price.

Legal Costs

Each party to bear their own legal and professional fees.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Philip Woolner and Mark Drummond
Tel: 01223 213666
Email: philip.woolner@cheffins.co.uk
mark.drummond@cheffins.co.uk

Former Showroom and Workshop Premises, Duddery Hill, Haverhill, Suffolk, CB9 8DR



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LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4