



SITE FOR SALE

SUIT RE-DEVELOPMENT S.T.P.P. OR OWNER OCCUPIER

Kirby Rise/Norwich Road, Barham, Ipswich IP6 0DJ

- **Former Doctor's surgery, would suit other human medical uses**
- **Easy access to main A14, approx. 6.5 miles to the west of Ipswich town centre**
- **Total floor area approx 166.5 sq m (1,791 sq ft)**
- **Site area approx 0.268 hectares (0.662 acres)**
- **For sale freehold, price upon application**

01473 211933
penncommercial.co.uk



LOCATION

Ipswich is the administrative and county town of Suffolk and is one of the principal commercial and financial centres of East Anglia. The town lies approximately 70 miles north-east of central London, 55 miles south-east of Cambridge, 43 miles south of Norwich, and 18 miles north-east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south-east) to the East Midlands.

SITUATION

The site is situated in Kirby Rise/Norwich Road, Barham, Ipswich, which is close to the village of Claydon with good access to the main A14 dual carriageway and is approximately 6.5 miles to the west of Ipswich town centre.

DESCRIPTION

The property comprises a 1990's portacabin which was formerly the Barham & Claydon Doctor's surgery with a series of modular buildings which comprise consultation rooms, dispensary, reception, staff kitchen and WC's. The property has an alarm system, CCTV, and the windows are secured. There is onsite car parking for 38 vehicles.

ACCOMMODATION (all areas are approximate)

Total Width	9.61 m	31 ft
Total Length	17.71 m	57 ft
Consultation Room 1	17.49 sq m	188 sq ft
Consultation Room 2	17.22 sq m	185 sq ft
Consultation Room 3	17.38 sq m	187 sq ft
Storage Cupboard 1	6.54 sq m	70 sq ft
Storage Cupboard 2	4.53 sq m	49 sq ft
Dispensary	11.23 sq m	121 sq ft
Reception (4 areas)	61.04 sq m	657 sq ft
Corridor	13.31 sq m	143 sq ft
Staff Kitchen	8.83 sq m	95 sq ft
WC's x3	8.93 sq m	96 sq ft
Total Floor Area	166.5 sq m	1,791 sq ft
Site Area	0.268 hectares	0.662 acres

PLANNING

The property has an established consent for use as a Doctor's surgery. **There is a restrictive covenant on the freehold Title for use as a Doctor's surgery/other human medical uses such as an alternative medical practitioner or physiotherapist etc. Copy available for inspection upon request.** Outside these uses planning consent and another consent are required. All interested parties should contact Mid Suffolk District Council on 0300 123 4000 (option 5 and then Option 3).

LEGAL COSTS

Each party to bear responsibility for their own legal costs incurred in this transaction.

BUSINESS RATES

Rateable Value 2017 £6,100.

ESTIMATED RATES PAYABLE

We would recommend that all interested parties contact Mid Suffolk District Council on 0300 123 4000. Small business rates relief may be applicable.

SERVICES

We understand that mains electricity, water and sewerage are connected to the property. Heating is via electric storage heaters.

TENURE

The site is being offered for sale freehold, price upon application.

ENERGY PERFORMANCE CERTIFICATE

An EPC may be required if the property is sold for occupation in its current condition.

VAT

VAT is applicable on the portacabin, if the property is sold for occupation in its current condition.

VIEWING

To view or for further information, please contact:

Vanessa Penn or Robin Cousins at Penn Commercial Suite C Orwell House, Fox's Marina, The Strand, Wherstead, Ipswich, Suffolk, IP2 8NJ

Email: vanessa@penncommercial.co.uk or robin@penncommercial.co.uk

01473 211933

Subject to contract



NOTICES RELATING TO PROPERTY MISREPRESENTATION, PROPERTY MISDESCRIPTIONS & FINANCIAL SERVICES ACTS

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