

**INDUSTRIAL
FOR SALE
Bury St Edmunds**

**BARKER STOREY
MATTHEWS**

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01284 702 655



**Unit 1 Western Way,
Bury St Edmunds, Suffolk, IP33 3SP**

Price: £350,000

Size: 611.06m² (6,577ft²)

- Factory / warehouse premises
- Excellent access to A14
- Forecourt car parking
- Refurbished offices
- First floor storage
- 3-phase power supply

'Voted by the Estates Gazette Most active agent in the East of England 2014, 2015, 2016'



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LOCATION

The property is located off Western Way, close to the junction with Newmarket Road in Bury St Edmunds Suffolk. There is excellent access to the A14, with junction 42 approximately 1 mile away. Western Way is a popular commercial location with a mix of occupiers including a Veterinary Hospital, Asda Superstore along with other industrial and office occupiers including Havebury Housing and St Edmundsbury Borough Council. Western Way will also shortly see new occupiers The Range and B&M opening soon.

DESCRIPTION

The property is of steel portal frame construction under a pitched roof and provides warehouse/factory accommodation with well presented offices to the front elevation. The factory area benefits from 3-phase power supply, translucent roof lights, concrete floors, oil heating and compressed air system. The offices are well presented, are carpeted, painted and benefit from a good sized meeting room, WC and kitchenette.

FLOOR/SITE AREAS

Ground Floor Offices	91	(980)
Factory / warehouse	486.91	(5,241)
First Floor Store	33.15	(356)

Total GIA: 611.06 sq m (6,577sq ft)

All measurements are approximate.

SERVICES

Mains electricity and water are believed to be connected to the property. Interested parties are however advised to make their own enquiries of the relevant service providers. No warranty can be given in respect of the condition or working order of services, fixtures and fittings.

BUSINESS RATES

From enquiries made of the Valuation Office Website the property has a rateable value of £30,000 (2017 Assessment).

For the year commencing 1 April 2018 rates will normally be charged at 49.3p in the pound over £51,000 RV and 48p under £51,000 RV. However the amount may be affected by transitional adjustments or small business rates relief and could be higher or lower - interested parties are

advised to check with the local Council.

TIMING

The property will be vacant from June 2018.

LEGAL COSTS

Each party to bear their own legal costs. The prospective purchaser is to provide an undertaking in respect of the vendor's abortive costs should they withdraw from negotiations once solicitors have been instructed.

EPC

This property has an EPC of F (129). A copy of the EPC is available on our website.

PRICE

Offers are invited for the freehold in the region of £350,000 with vacant possession upon completion.

VAT

We understand that VAT may be charged on the price.

VIEWING

Strictly by appointment with the agents:-

Barker Storey Matthews

Davies House, 4 Hillside Business Park, Kempson
Way, Bury St Edmunds, Suffolk, IP32 7EA

Contact:

Simon Burton **sb@bsm.uk.com**

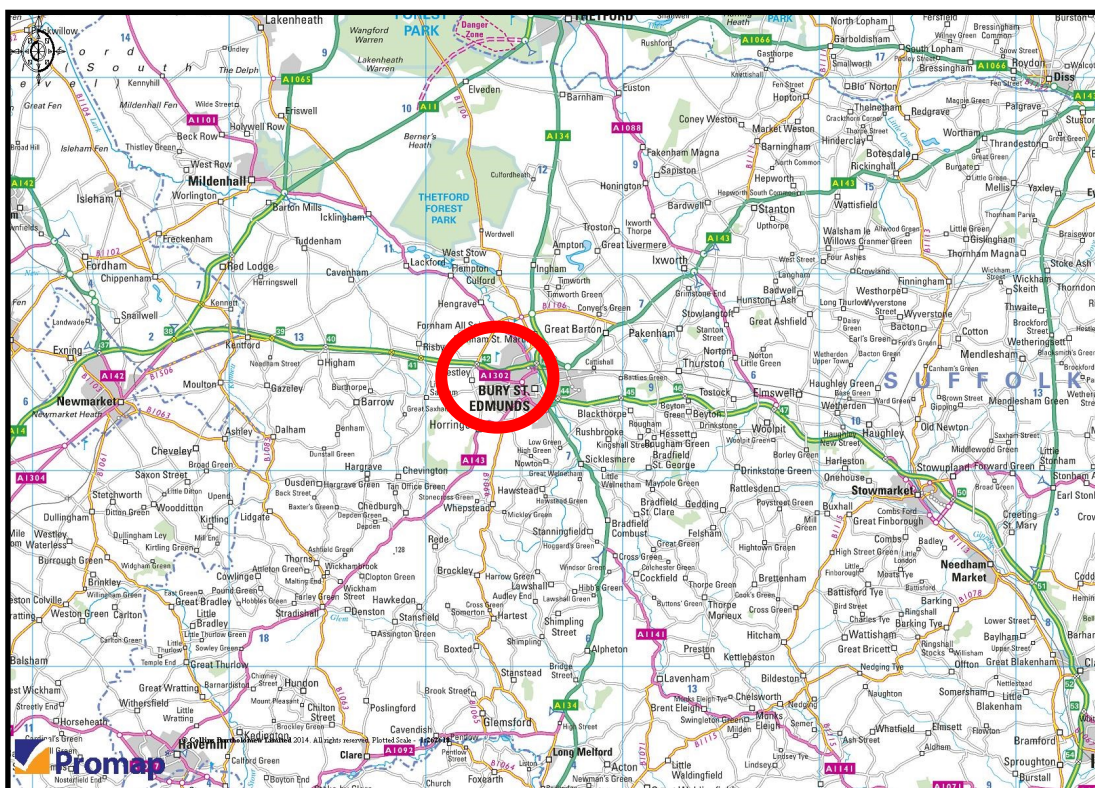
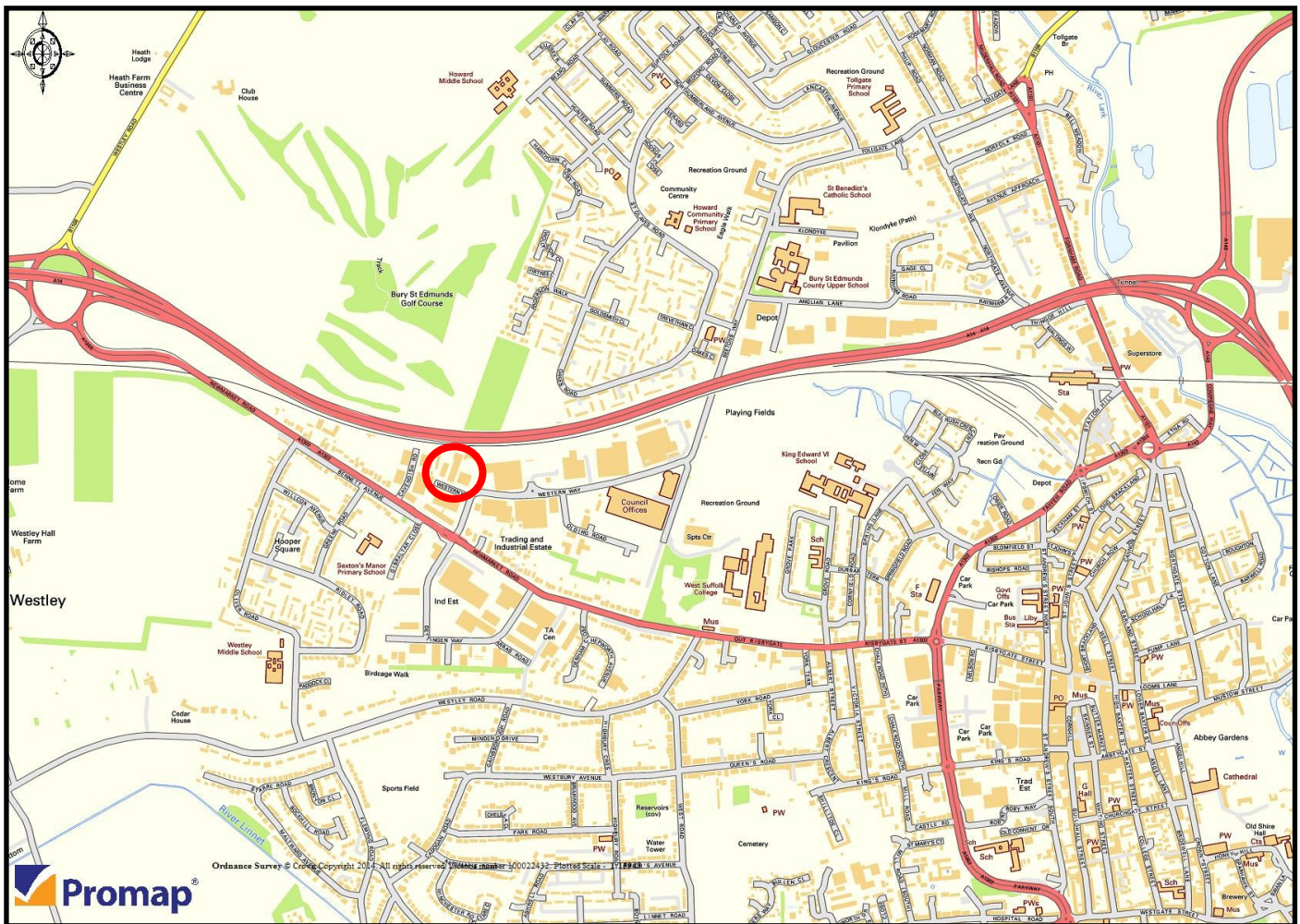
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ORDNANCE SURVEY PLAN

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