

Balmforth

Estate Agents, Valuers & Letting Agents



Unit 4C - Eriswell Barns, Eriswell Road,
Lakenheath, Brandon, IP27 9AH

£145 per month

!!Accommodation & Amenities!!

DESCRIPTION This former stable (part of a block of 8) extends to 195 sq. ft and is available for a variety of uses on a range of terms. The unit is available ideally as either a lock up store or workshop.

The unit forms part of the Eriswell Barns complex located half a mile to the north of Eriswell and a mile to the south of Lakenheath. The eastern wing (area four) consists of a line of eight stables, and they are available either individually or in multiple blocks.

Please contact the office for details.

Each unit comprises of a hard standing floor, electric supply and sockets with a secure lockable entrance door.

The units are 15'0"ft by 13'0"ft and have a distinctly sectioned parking area for each unit with sufficient spaces for 2/3 vehicles. There is further visitor/public parking close by.

The quoted rent of £145pcm is based on the unit with minimal renovation (waterproof, secure, power and lighting). A more advanced state of renovation will be subject to additional negotiation on the rent.

The landlord is prepared to undertake further renovation to the units to accommodate the particular tenant's requirements and this will form part of the negotiations regarding the rent and lease/licence terms.

The landlord is offering either a 6- or 12-month fixed licence although other terms may be available Please contact the office for details.

The monthly rent will include a contribution towards the site's buildings insurance.

The tenant will be responsible for any business rates liable. Please contact the office for details.

The landlord will recharge the tenant for electricity usage. A water supply may be available by negotiation with the landlord. Please contact the office for details.

Eriswell Barns is approximately 5 minutes from the A11 5 ways roundabout giving access to Thetford, Bury St Ed and Newmarket in around 15 minutes and Cambridge in 30 minutes.

AGENTS NOTE:

For prospective tenants we will require the following: -

- a) Completed application form
- b) Evidence of sound financing (i.e. bank statement)
- c) A reference from a professional person

We will also carry out a credit check, the fee for this is £25 (non-refundable)

Location

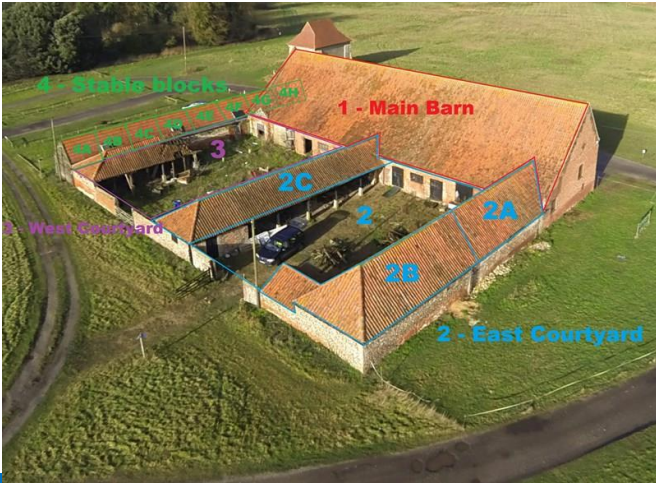
Lakenheath has a wide range of amenities including: - shops, local services, public house, church, modern doctor's surgery and schooling for primary age. In addition, the recently opened "Sports Pavilion" on the playing fields adds a further range of sports and leisure facilities to the existing Football and Cricket clubs. Lakenheath also boasts a railway station approximately 2 miles from the centre of the village. Lakenheath is approximately 5 miles from Mildenhall, 6 miles from Brandon and 12 miles from Thetford where a larger range of services and facilities can be found. Via the A14 it is easy to access the A11 five ways roundabout and subsequently through to Newmarket to the south, Cambridge to the west and Bury St Edmunds to the east with convenient ease.

Directions

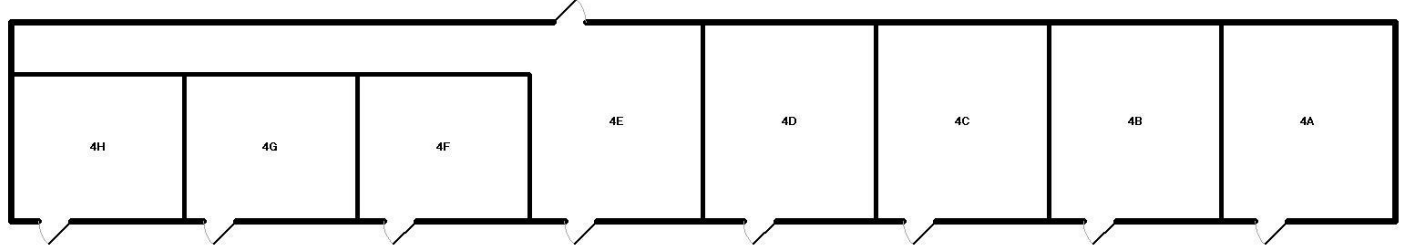
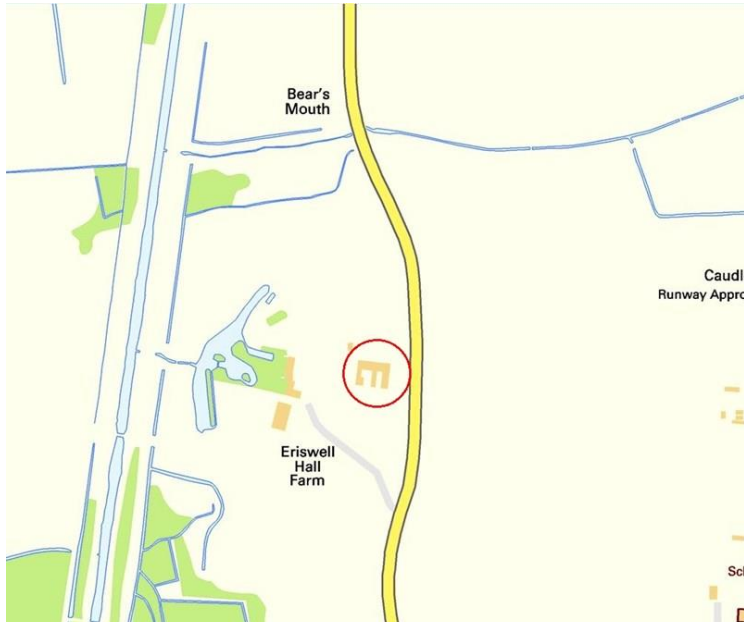
From Mildenhall Five-ways roundabout take the A1065 towards Brandon. Proceed along this road and take a left hand turn signposted to Lakenheath and Eriswell. Proceed through Eriswell and at the roundabout take first left towards Lakenheath. Continue and the site is located on the left-hand side 1/2 mile before entering the village.

Viewing

By appointment through
Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171
E: mildenhall@balmforth.co.uk



Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ



TOTAL APPROX. FLOOR AREA 1559 SQ. FT. (144.8 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NO EPC REQUIRED

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DISCLAIMER

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 - <http://bit.ly/sW9JS5>