

West Suffolk Property Services

West Suffolk House, Western Way, Bury St Edmunds, Suffolk, IP33

3YU

Tel: 01284 757372. Email:property.services@westsuffolk.gov.uk

Forest Heath • St Edmundsbury

West Suffolk

working together

BURY ST EDMUNDS SEVERN ROAD ENTERPRISE CENTRE



**INDIVIDUAL BUSINESS UNITS
SIZES FROM 32 - 39 sq m/ 345 - 420 sq ft
SUBJECT TO AVAILABILITY**

TO LET

West Suffolk Property Services for them and for the Borough Council of St Edmundsbury and for the District Council of Forest Heath being Vendor or Lessor of this property, whose agents they are, give notice that:

- i The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract;
- ii All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- iii No person in the employment of the Borough Council of St Edmundsbury or the District Council of Forest Heath, together known as West Suffolk Property Services, has any authority to make or give any representation or warranty whatsoever in relation to this property
- iv Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax.

ADDRESS: Severn Road Enterprise Centre, Severn Road, Bury St Edmunds, Suffolk IP32 6NF

USE/DESCRIPTION: B1, workshop/ store with use shared of toilet facilities and shared entrance areas.

ACCOMMODATION:

Unit	Size	Rent Per Year	Service Charge per Year
1	56m ² / 604 sq ft	LET	LET
2	34m ² / 366 sq ft	LET	LET
3	32m ² / 345 sq ft	£2,000	£600
4	39m ² / 420 sq ft	£2,950	£850
5	20m ² / 216 sq ft	LET	LET
6	36m ² / 388 sq ft	LET	LET

CAR PARKING: Right to park no more than 2 cars within the shared can parties' area.

RENT: Rent payable monthly in advance. No VAT charge on the rent.

EPC: Energy performance Certificate rating of **E 101-125**

SERVICES: We understand that there is gas and water supplies are all connected to the properties. Interested parties are however advised to make their own enquiries to the relevant service providers.

TENURE: Each unit is available to let on an internal repairing licence.

DEPOSIT: A 3 month rent deposit to be held for the term of the lease from completion.

BUSINESS RATES: Enquiries should be made direct to the Anglia Revenues Partnership www.angliarevenues.gov.uk. Applicants may be able to apply for small business rate relief.

VAT: The property is not currently elected for VAT; however the Landlord reserves the right to elect for VAT in the future.

USE/ PLANNING: The properties currently benefit from light industrial (B1) use in terms of planning, however any interested parties should satisfy themselves as to the suitability of the current consent for their proposed use with St Edmundsbury Borough Council's Planning Department on (01284) 763233

SERVICE CHARGE: A proportion of costs associated with repairs and maintenance to communal areas and the car parking and the buildings insurance is charged and this is included in the rent.

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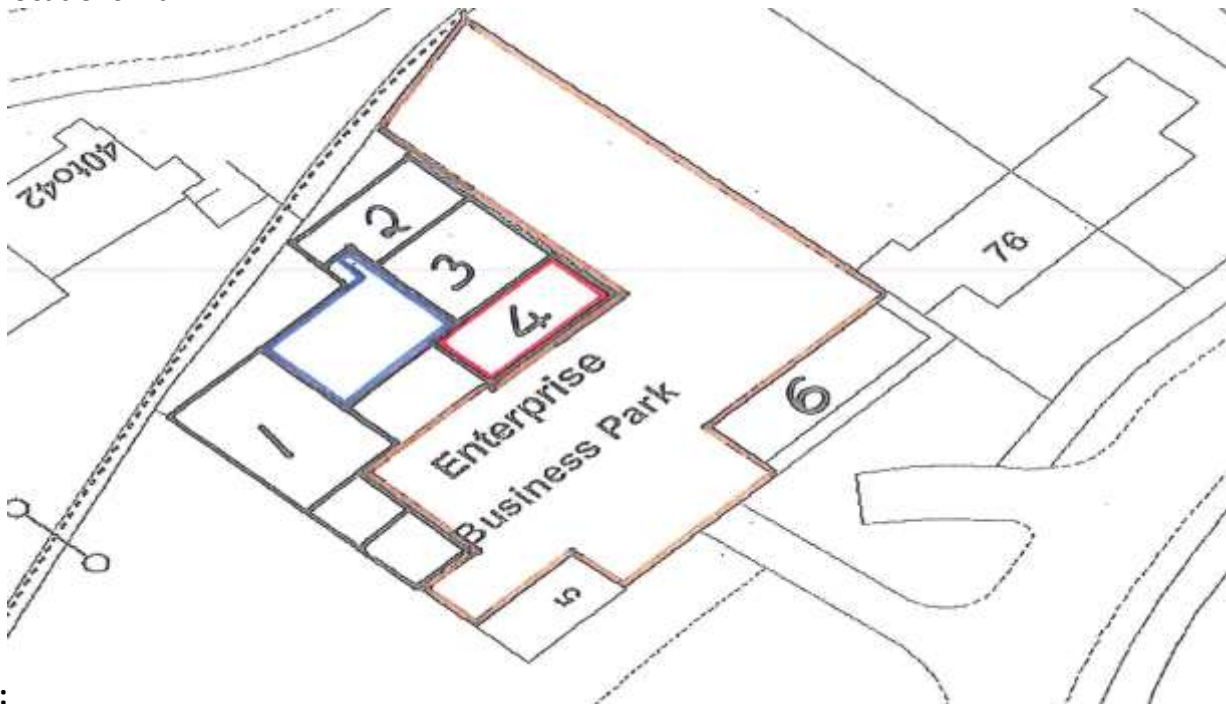
LEGAL COSTS: A payment

will be required for £300 (plus VAT) for Legal fees to arrange the lease on your behalf

VIEWING: Strictly by appointment only. To arrange a viewing, contact one of our Commercial Property services team as per the details below.

CONTRACT: Charlotte Squirrell Tel 01284 757361 / charlotte.squirrell@westsuffolk.gov.uk
Tina Ogunremi Tel: 01284 757348 / tina.ogunremi@westsuffolk.gov.uk

Locations Plan:



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Example of Internal Unit:



Shared Car Parking:



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