

A rare opportunity to acquire a versatile commercial building with yard in a convenient location just off the A12 in Darsham, Suffolk.

Guide Price
£260,000 Freehold
Ref: B238/JG

Old Cico Building
Hinton Road
Darsham
Saxmundham
Suffolk
IP17 3QS



A versatile workshop and office building extending to 1163sq.ft with ample yard/parking space, located just off the A12 in the village of Darsham.

Good proximity to Sizewell C.

Vacant possession upon completion.

Contact Us



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Location

The premises is situated just off the A12 on Hinton Road within the parish of Darsham. Darsham is a small village located on the A12 providing good access to Halesworth (6.5 miles), Saxmundham (6.5 miles), Lowestoft (19.7 miles) and Ipswich (27 miles). The village has a train station with frequent trains to Halesworth and Ipswich, with connections at Ipswich to London Liverpool Street Station.

The property is 8.5 miles from Sizewell where the planned Sizewell 'C' Nuclear Power Station is to be located. The project is set to provide in excess of 7,500 jobs locally and require support from over 2000 UK-based suppliers and businesses.

Description

The Old Cico Building comprises a smart steel portal frame building offering over 1163sqft (108sqm) of workshop, office and storage space, set within a good-sized plot of 0.22 acres. Until recently the property has been used as a cookery school, with offices and storage.

On entering a personnel door provides access into the ground floor office space/former cookery school. From here an inner hallway provides access to a wc and the main workshop space. The workshop benefits from a roller shutter door for vehicular access with an additional personnel door adjoining. The roller door measures 3.34m wide x 3.65m high. The room has a max eaves height of 5.21m and max height at the ridge of 3.68m. A staircase leads up to the first floor where there is a further office and shower room.

The property also benefits from a substantial yard space which can comfortably accommodate between 15 - 20 cars. Note: the access via Two Magpies Bakery car park will be closed in due course.

The property is equipped with a built in fire alarm.

Overage

An overage clause is in place for a period of 12 years from 12th October 2018 ending on 11th October 2030. The overage specifies that 50% of any uplift in value arising from planning permission being granted on the site will be payable at any time during the overage period. Further information is available upon request.

Services

We understand mains water and 3-phase electricity are connected to the site. The agent has been advised by the vendor that a shared private foul drainage system is located in the garden of a neighbouring property. We have not undertaken any detailed investigations in relation to the availability or capacity of services and prospective purchasers should satisfy themselves in this regard.

Energy Performance Certificate (EPC)

B(48)

Rateable Value

We understand the property is rated but the Rateable Value is conjoined with that of the neighbour and former occupier of the building: Two Magpies Bakery. A purchaser will need to contact the Valuation Office Agency (VOA) for re-assessment.

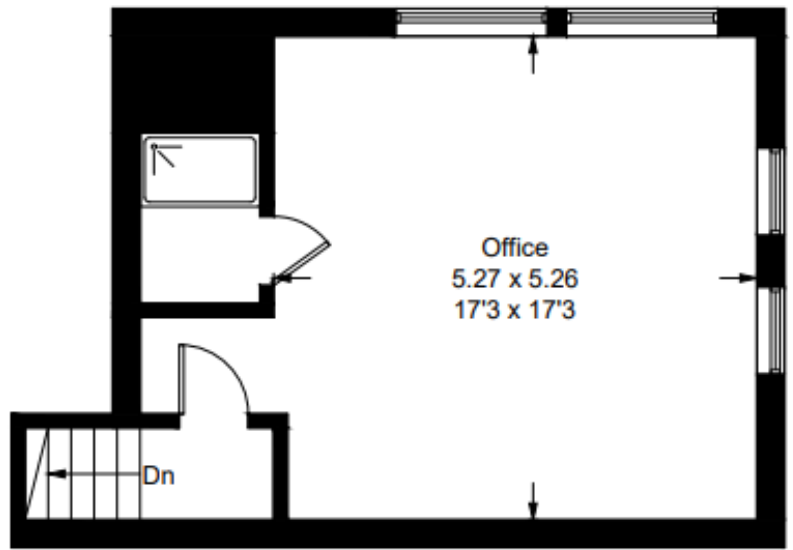
Viewing

Strictly by appointment with Clarke and Simpson.

Local Authority

East Suffolk Council.





First Floor

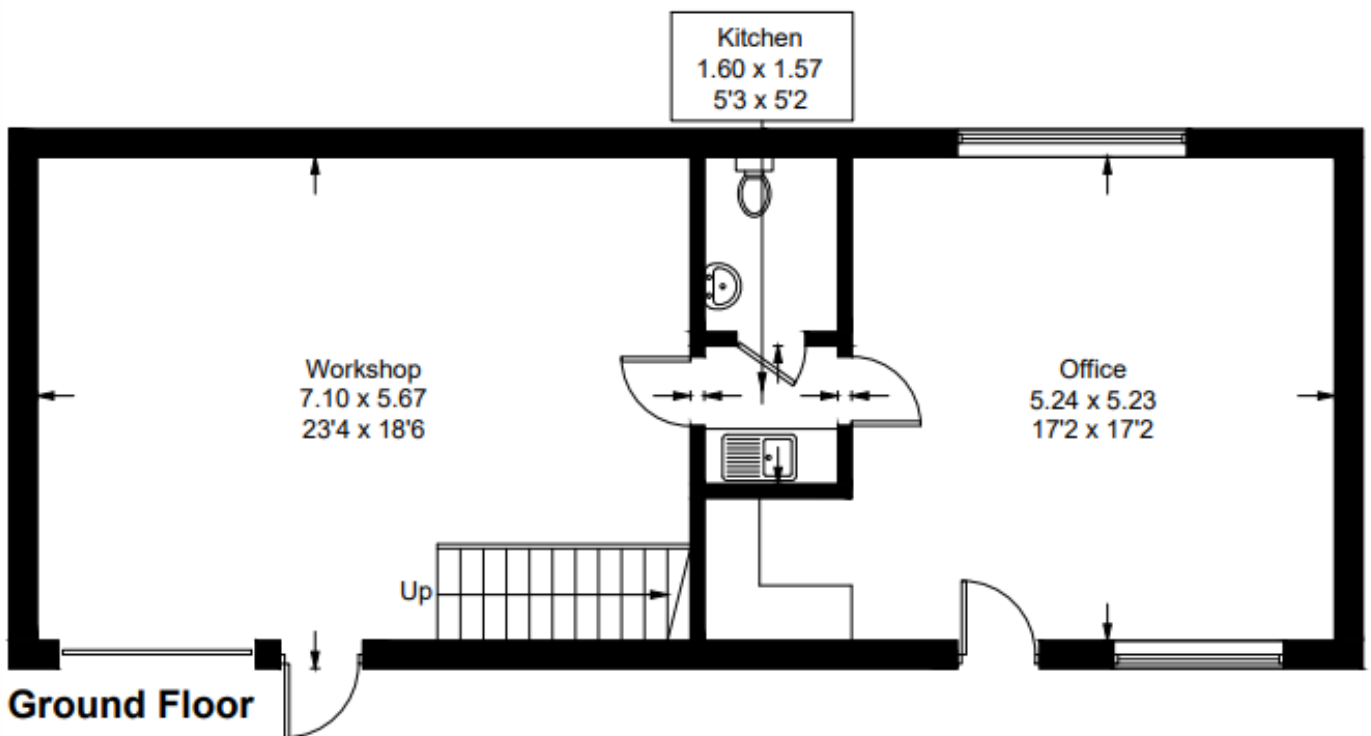


Illustration for identification purposes only, measurements are approximate,
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Site Plan - Indicative Only



NOTES

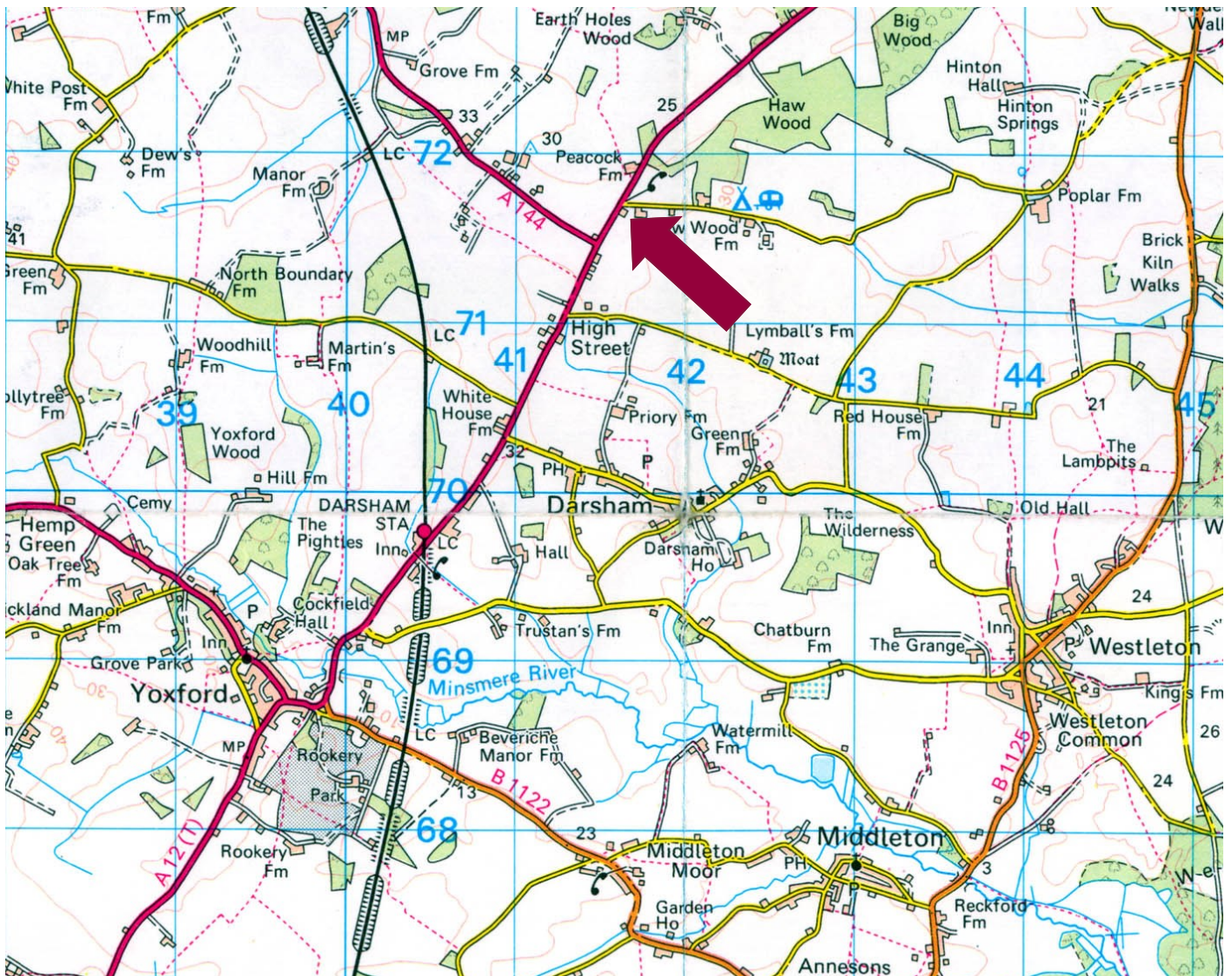
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

January 2025

Directions

From Darsham train station, head north on the A12 towards Lowestoft for approximately 1.5 miles, turning right onto Hinton Road where you will find Two Magpies Bakery. The property is situated behind the bakery with the entrance found on the right hand side 50m after turning off the A12.

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