

*Former motorcycle repair/MOT/  
Garage premises/Forecourt with  
potential for establishing new  
motor related businesses,  
including car sales and/or  
dispensing fuel.*

TO LET  
£28,500 PAX  
Ref: B233/RB

Washbrook Service Station  
Old London Road  
Copdock  
IP8 3LA



Garage premises with workshops, showroom, shop/office and forecourt offering 223.5 sqm of commercial space.

Prominent location on London Road, Washbrook to the south west of Ipswich.

**Available Immediately**

Contact Us



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## Location

The premises are situated on the eastern side of London Road, Copdock, approximately 2 miles south west of Ipswich and close to the main intersection between the A12 and A14. The property has a frontage of some 70 metres to the old A12 trunk road which is partially dual carriageway, this road has subsequently been bypassed by the new A12. The old dual carriageway now links with the A12 via a spur at Capel St Mary about 2 miles due south towards Colchester. The property is some 70 miles from London and within 18 miles of the Port of Felixstowe.

## Description

The premises comprises a former garage/petrol filling station with a number of adjacent buildings, many of which date back to the 1960/70's but which have generally been well maintained and subject to recent reinvestment. In particular, the main building has been fully reroofed and rewired and there is also insurance on the site for MOT checks. The property is alarmed and there are vehicular access points at the side and front. The building is of brick/block construction with separate rear bay and has side access. In addition, there is a former shop area which has electric heating and double glazed windows. To the rear of the site there are two 20 ft containers for storage. The property has an extensive forecourt with petrol pumps served by four storage tanks (2 diesel and 2 petrol) with a total capacity of some 44,000 litres. At the southern most end of the site there is a detached portacabin structure that could be used for display/retail/café which has electric heating and double glazed windows; this may be available—further details on application.

The accommodation extends to 3,035 square feet (282 square metres) in all and comprises

	Sqm	Sq. ft		Sqm	Sq. ft
Shop/Office	35	376	Workshop/Store	35.7	385
Workshop	97.6	1,051	Showroom/Office	36.2	390
Side Bay	5.5	59	Store	7	75.4
Motorbike Workshop	28.9	311.1	<b>Total Area</b>	<b>246</b>	<b>2,647.5</b>

## Services

The property is served by a single electricity supply. There is a single water supply with the adjacent bungalow and this is currently being separated. There is mains drainage. No gas is connected to site.

## Rateable Value/Business Rates

Current rateable value—Garage and premises—£9,600. Qualifying occupiers may be eligible for small business rates relief - Further information available from Babergh/Mid Suffolk District Council.

## EPC

Rating = D (92). A full copy of the EPC is available on request.

## Service Charge

Further details to be provided.

## Planning

The property is in a Special Landscape Area and has full established use for motor related uses.



## Terms

The property is offered to let on full repairing and insuring lease, terms at a guide rental of £28,500 pax. Alternatively, consideration may be given to letting separate parts of the property on individual lease terms — further details on application.

The overall property includes a detached two bedroom bungalow which is let on an Assured Shorthold Tenancy and the overall freehold interest may be available for sale—further details on application.

## Insurance

Buildings insurance is arranged by the Landlord and will be recharged to the Tenant. The Tenant will be responsible for their own contents insurance.

## Legal Fees

Each party to be responsible for their own legal fees in this matter. A legal fee deposit may be required.

## Local Authority

Ipswich Borough Council.

## Viewing

By prior appointment through sole agents Clarke & Simpson.

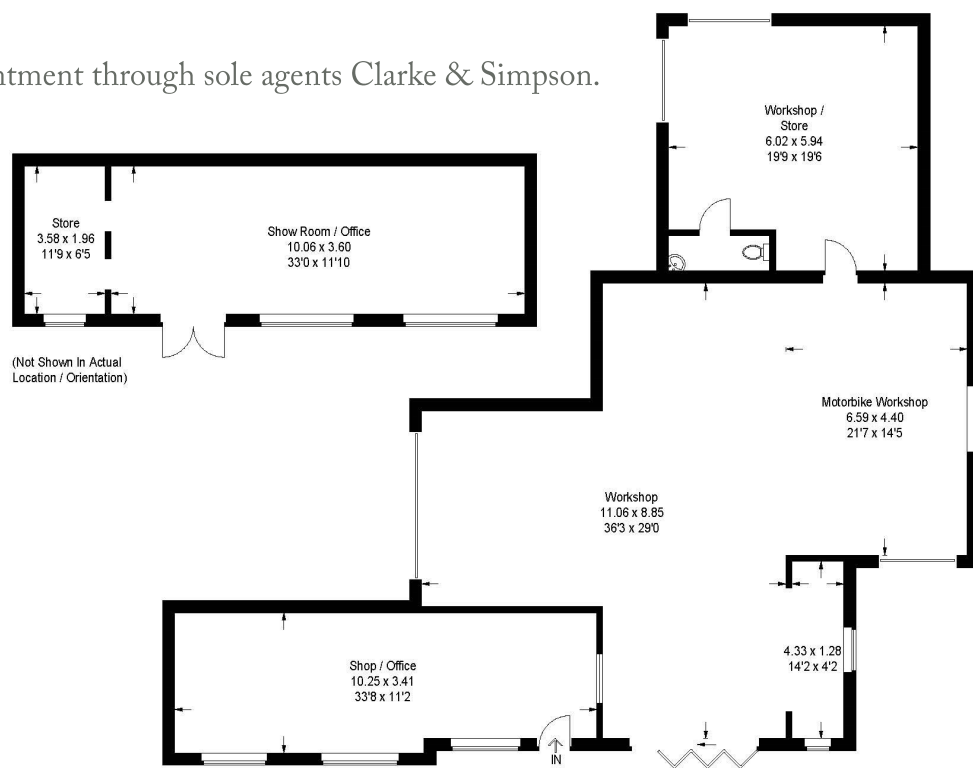


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © (ID1145926)











## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

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.

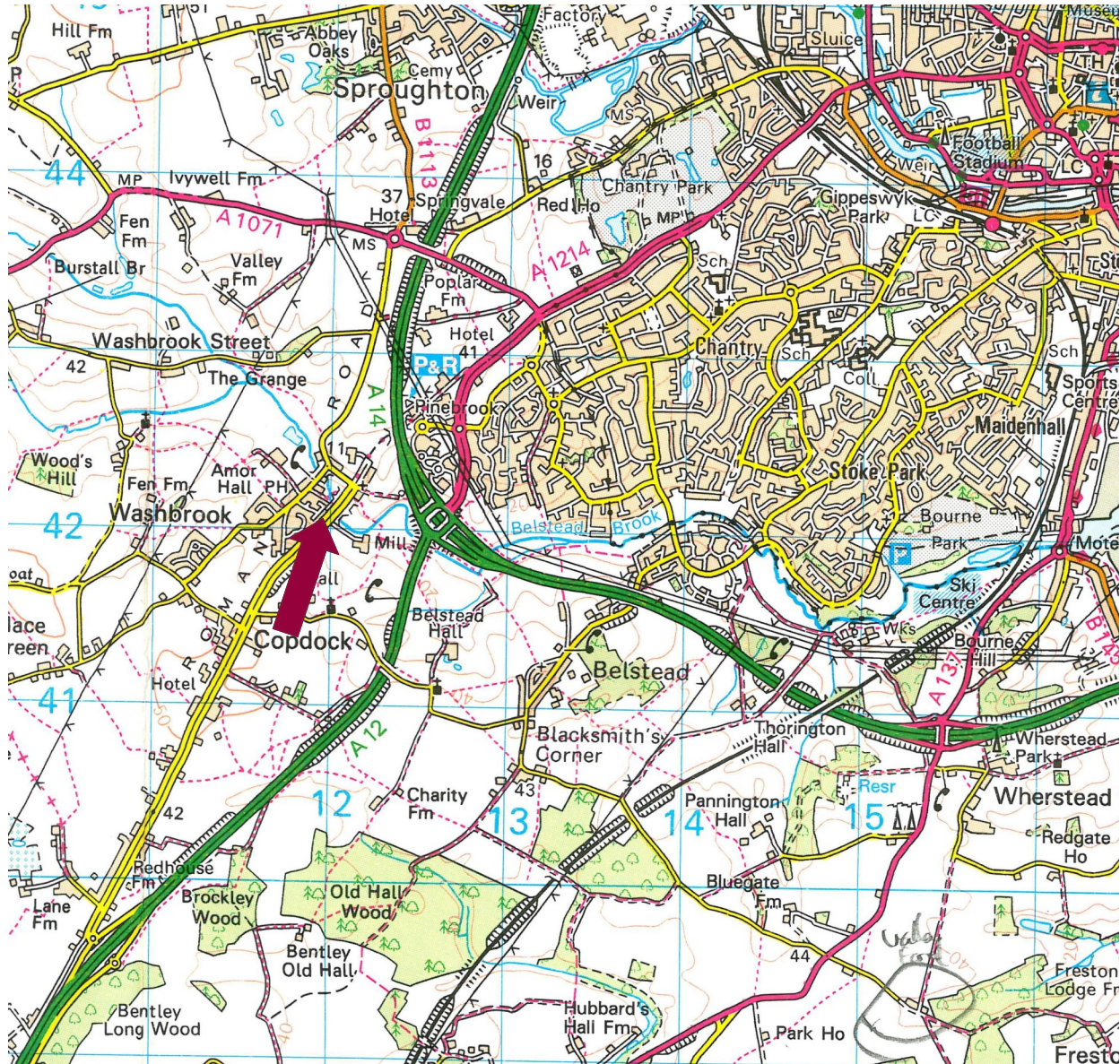
*November 2024*



## Directions

From the A12 south of Copdock village, proceed onto London Road and head north through the village of Copdock towards Washbrook where the property will be found on the left hand side opposite Gladwells Pet and Country Store.

For those using the What3Words app: [///backup.flickers.thankful](https://www.what3words.com/#!/backup.flickers.thankful)



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