

*Various Retail Shop And Pods Available  
At This Popular, Bustling Family  
Complex With Numerous Regular  
Attractions And Events.*

TO LET  
From £6,000 PAX  
Ref: B247/RB

Retail Shops & Pods  
Stonham Barns  
Pettaugh Road,  
Stonham Aspal,  
Suffolk, IP14 6AT



Substantial shop & various pods providing various sizes from 148 sq.ft (13.76 sqm) each, available individually on new flexible licence agreements.

Each unit benefits from insulation and electricity. Shop 23 has full central heating.

**Available Immediately.**

Contact Us



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Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200

*And The London Office*  
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## Location

The units are located at the Stonham Barns Retail Village, just off the busy A140 main road from Diss to Ipswich and close to Stonham Aspel and Pettaugh on the A1120.

## Description

The premises comprises six various pods and units of various sizes located within the centre of the popular Stonham Barns tourist attraction with numerous facilities and events throughout the year. Considerable parking is available on site.

## Availability

Unit No.	Sqm	Sq Ft	Availability	Rent PCM
Shop 23	67	722	To Let	£900
Pod D & E	29.9	322	To Let	£500
PC 5	20.7	223	To Let	£500
PC 7	25.6	276	To Let	£500
Unit 20	38.9	419	To Let	£500
Pod 9 & 10	33.4	360	To Let	£500

## Planning & Use

The units all benefit from a Class E (retail) planning use and are also suitable as display or offices. No café or food uses.

## Terms

The units are available to rent on individual licences for a minimum term of 6 months at various annual rents (see table) per annum exclusive, per unit. Any lease will be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954. The leases will be on the basis of internal repairing obligations.

## Insurance

The Landlord will insure the building and recharge a proportion of the insurance premium to the Tenant. The Tenant will be required to hold their own contents and public liability insurance.

## Services

Each unit benefits from mains single phase electricity. The site has shared foul drainage and Unit 20 has a water supply. Shop 23 has water and private WCs.

## Small Charge

A service charge may be levied in respect of the upkeep of the access and yard, alongside emptying of the septic tank.

## Local Authority

Mid Suffolk District Council.

## Rateable Value

To be assessed. Small business Rates Relief may be available— all parties should check with Mid Suffolk District Council

## Viewing

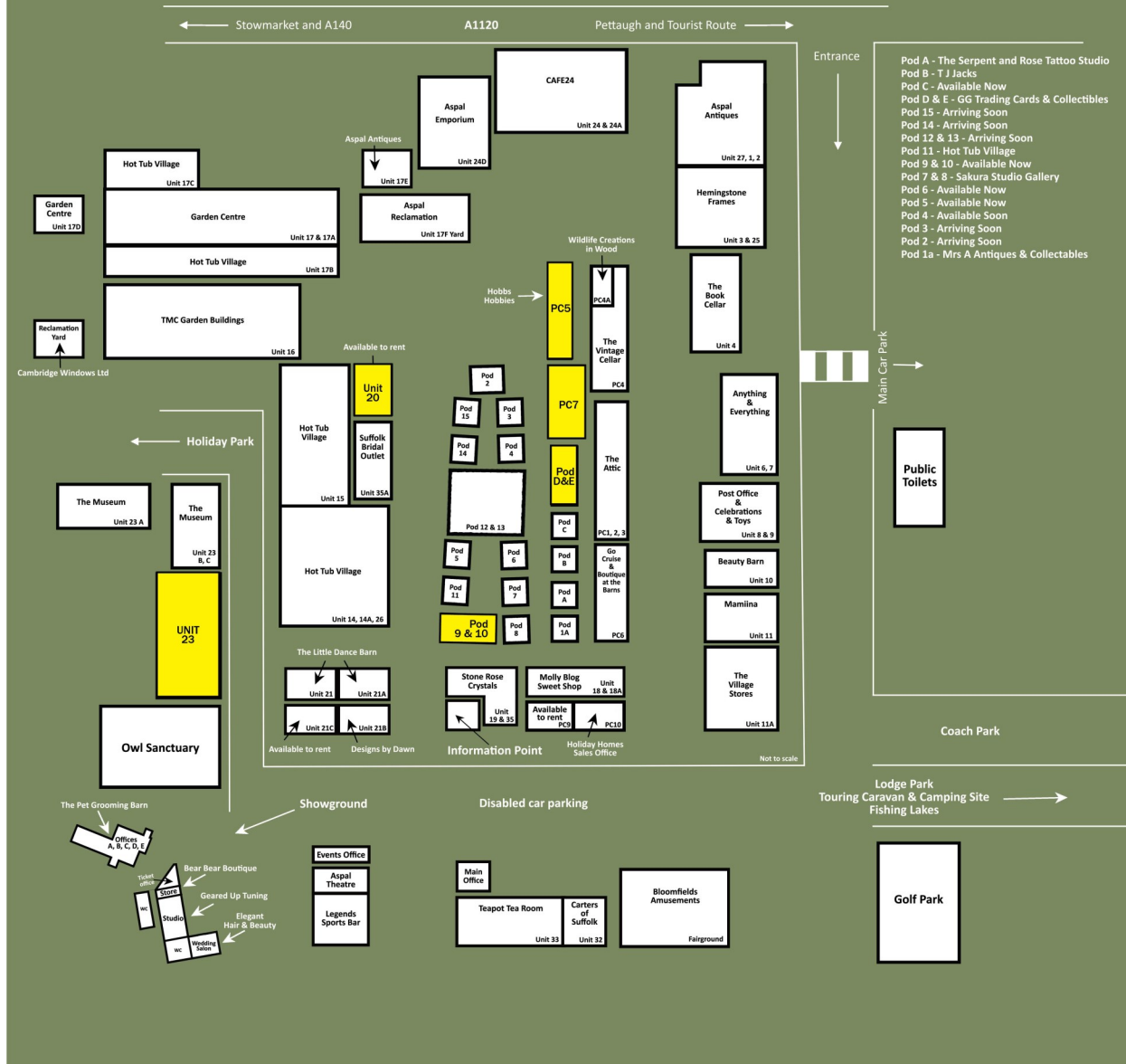
Strictly by appointment with Clarke and Simpson.

## EPC

All units have EPC's as necessary



# Welcome to the Retail Village



## NOTES

- 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.
- 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.

## Directions

From A14 at junction 51 and head toward the Beacon Hill Interchange taking the 3rd exit off the roundabout onto the A140. Follow the road for approximately 3.5 miles then turn right onto Stowmarket Road/A140. After approximately 2 miles turn right into Pettaugh Lane where the retail village will be found after the car park.

For those using the What3Words app: [///resonated.nature.briefing](http://resonated.nature.briefing)



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