

*A B8 (Storage or Distribution)
warehouse of 1920sq.ft. located in a
rural yet not-isolated location within
the village of Cretingham.*

TO LET
£6,750 PAX
Ref: B273/JG

Old Grain Store
Corner Farm
Cretingham
Suffolk
IP13 7BL



Former grain store now offering B8 (Storage or Distribution) use.

Gross internal area of 178.6sqm (1920sq.ft)

Available Immediately.

Contact Us



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Location

The property is located at Corner Farm within the Parish of Cretingham and is within a short walk of the village itself.

The village itself benefits from a church and a highly respected pub, The Bell. Framlingham is just 5.5 miles from the property and offers a comprehensive range of services and facilities including a supermarket, doctors surgery, dentist, veterinary practice, garaging, cafes, restaurants and pubs, as well as excellent schools in both the state and private sector. The property is within 10 miles of Woodbridge and the county town of Ipswich is just 15 miles. From here there are main line railway services to London's Liverpool Street station scheduled to take just over the hour.

Description

A semi-detached former grain store of 1920sq.ft (178sqm) located in the village of Cretingham.

Features include:-

- B8 (Storage or Distribution) use granted in 2024
- Maximum height at ridge: 4.55m, minimum height at eaves: 3.13m
- Sliding doors providing access of 3.05m high x 3.23m wide
- Rural location equidistant from the A140 and A12
- Parking for 4-5 vehicles
- Additional yard space may be available via separate negotiation

The accommodation comprises:-

	Sq.m	Sq.ft
Warehouse/Storage Space	178	1920
	178	1920

Terms

The premises are available to rent on a new 3 year lease outside the Landlord and Tenant Act 1954. The landlord will be responsible for maintaining the building. A deposit equivalent to 3 months rent will be held by the Landlord through the lease.

Planning

We understand the property benefits from a B8 (Storage or Distribution) planning use class. The permission limits the operating hours to 7:30am to 19:30pm Monday to Friday and 7:30am to 13:00pm on Saturdays with no use permitted on Sundays or Bank Holidays.

Services

We understand mains single phase electricity is connected to the property, alongside mains water. Toilet facilities are not available. We have not undertaken any detailed investigations in relation to the availability and capacity of services and prospective Tenants should satisfy themselves in this regard.

Energy Performance Certificate (EPC)

Exempt.

Rateable Value

To be assessed. In any event, the Tenant will be responsible for any business rates if they fall due.

Local Authority

East Suffolk Council.

Viewing

Strictly by appointment with Clarke and Simpson.





Floorplan - Indicative Only

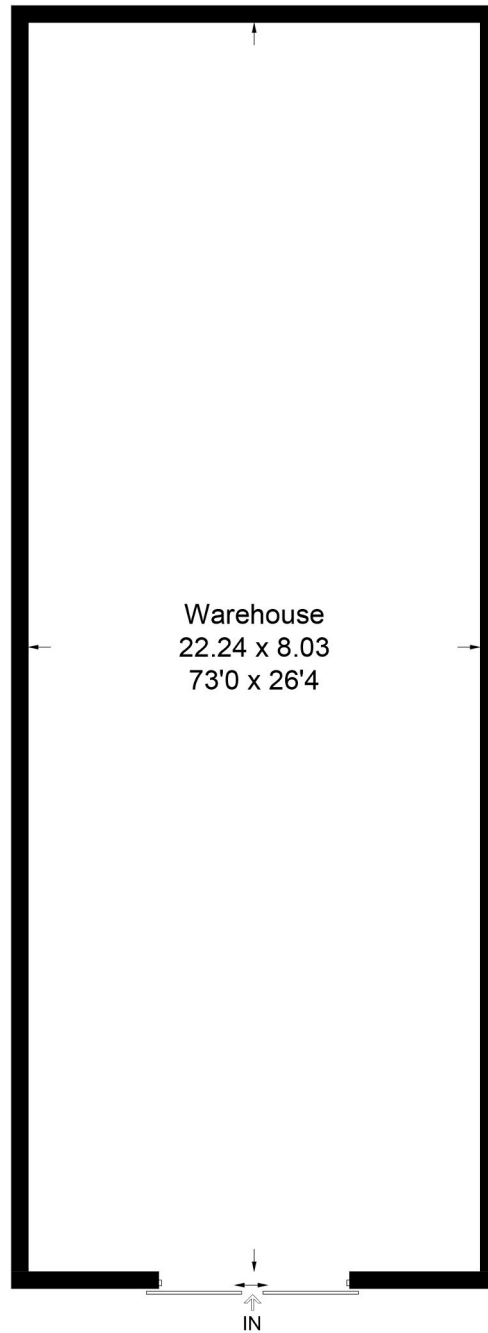


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1220898)

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.

July 2025

Directions

From the village centre, proceed south on The Street. After approximately 1/4 of a mile, turn left onto a private driveway signposted: Corner Farm. Proceed down the track and into the farmyard where the property will be found on the right hand side.

For those using the What3Words app: [///sandbags.archive.exposes](http://sandbags.archive.exposes)



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