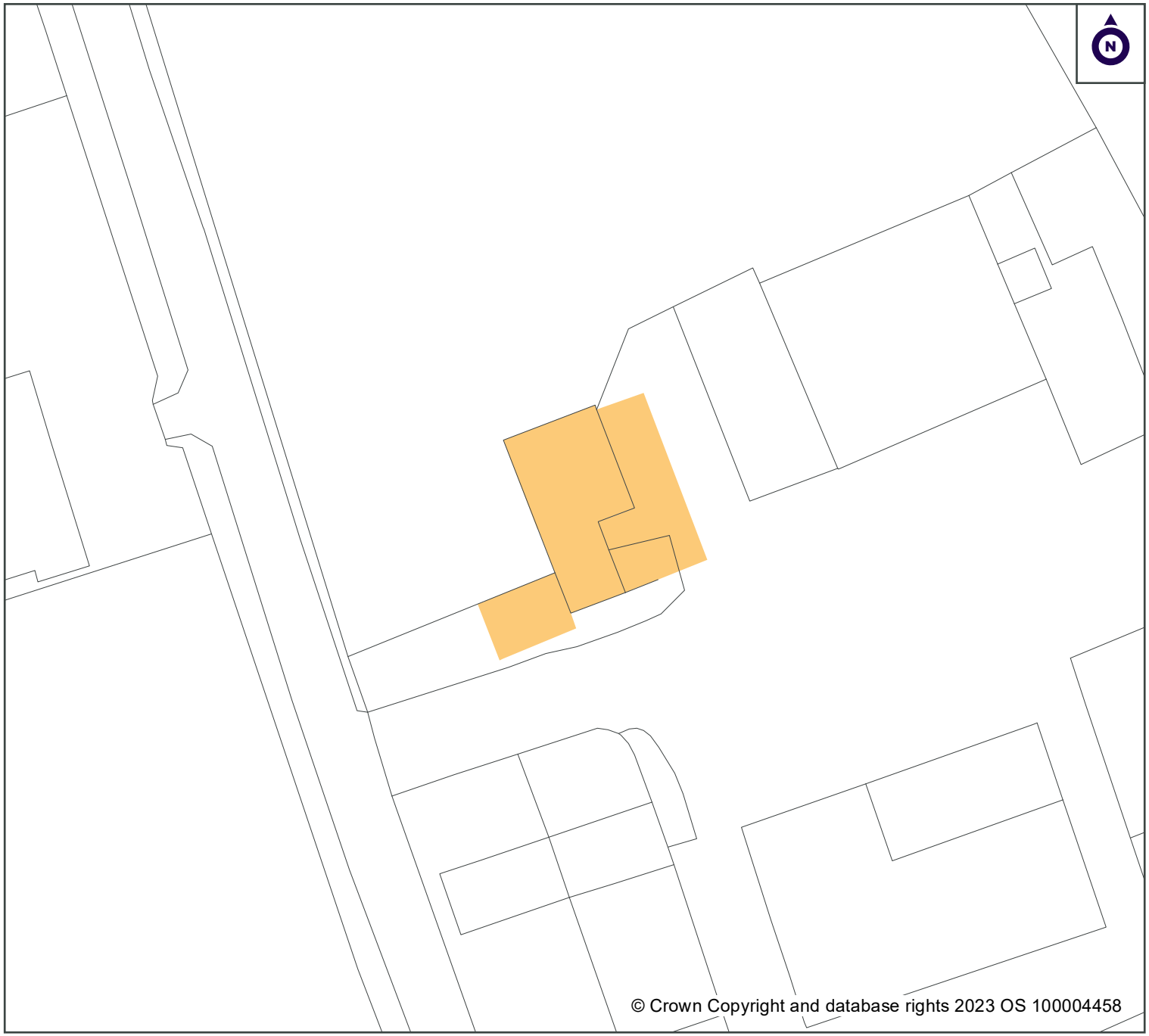
Flint Barn | CROXTON, THETFORD | Carter Jonas

FLINT BARN
CROXTON
THETFORD
NORFOLK
IP24 1LN

Commercial storage unit for let in a Farmyard location, totalling 1388 sq ft.

Commercial storage unit including WC and services totalling c.1,388 sqft. To let with associated parking.



Carter Jonas

PROPERTY

A traditional flint barn totalling c.1,388 sqft, with slate roofing, double glazed windows with security bars and concrete floor throughout. Multiple entrances including a large 2.62 meter wide and 3.70 meter high double wooden doors. The Property benefits from mains three-phase electricity and water supply. LED lighting throughout.

Vehicle parking will be provided on-site.

LOCATION

The unit is located in the village of Croxton which is situated 3 miles north of Thetford and 16 miles north of Bury St Edmunds.

SERVICES

The storage unit benefits from mains electricity and the utility room also benefits from mains water supply.

TENURE & POSSESSION

The unit is available to let to a single occupier.

USE

Commercial Storage, workshop or similar use

OUTGOINGS

The incoming Tenant(s) will be responsible for all outgoings including any taxes associated with the letting.

TERM

The unit is available by way of an effective Full Repairing and Insuring Lease (FRI Lease).

RENT

Offers in excess of:
£10,000 per annum.

RENT REVIEW

Rent shall be subject to the statutory rent review provisions on the basis of market rent.

REPAIRING OBLIGATIONS

The units are available by way of an effective Full Repairing and Insuring Lease (FRI lease).

SERVICE CHARGE

The service change for the maintenance of the grounds and repairs to the car park and yard is included in the rent.

LEGAL AND AGENT FEES

A contribution is to be paid by the Tenant(s) for the formalisation of a lease(s), in respect of the Landlord's Legal and Agents fees.

WORKS

Any works will be agreed between the Landlord and the Tenant(s).

LOCAL AUTHORITY

Breckland Council
Elizabeth House
Walpole Loke
Dereham
Norfolk
United Kingdom
NR19 1EE

WAYLEAVES EASEMENTS & RIGHTS OF WAY

The barn is let subject to and with the benefit of all public and private rights of way, wayleaves and easements whether or not specifically mentioned.

HEALTH & SAFETY

All viewings are carried out at the sole risk of the viewer and neither the letting agent nor the vendor takes responsibility.

VIEWINGS

Viewings are conducted by appointment only and will be accompanied by the marketing agent and Landlord.

what3words

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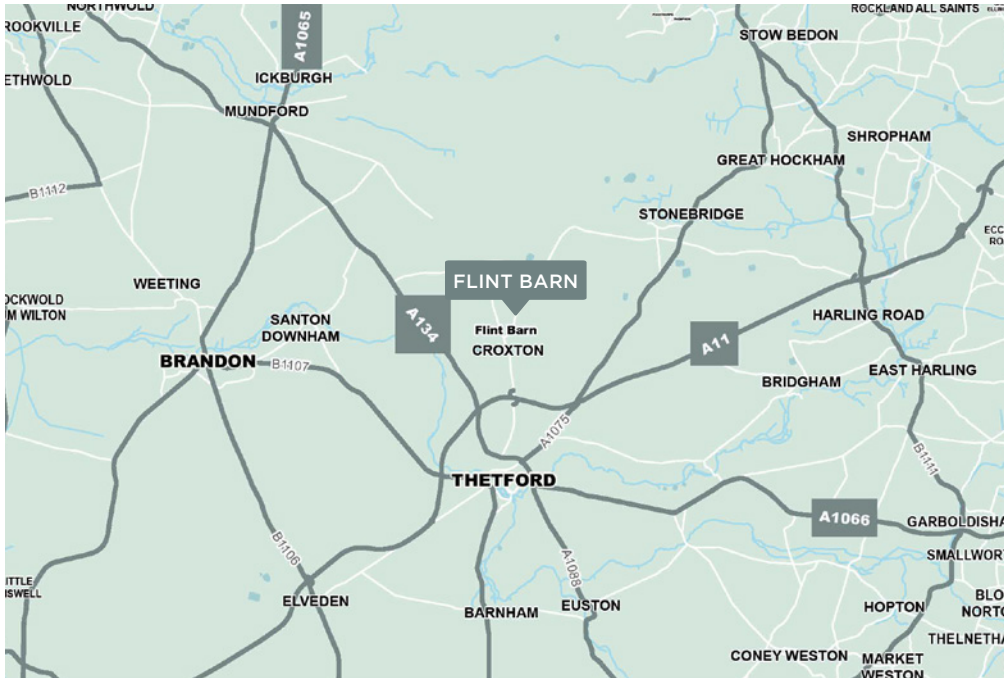

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IMPORTANT INFORMATION

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