



# THE OLD SHOOTING LODGE

HALL ROAD, BEDINGHAM NR35 2DD

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**To Let** : Office / Workshop Unit

**DURRANTS**  
SINCE 1853

## THE OLD SHOOTING LODGE

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**To Let :** Office / Workshop Unit

**Guide Rent:** £8,000 Per Annum

### Key Features

- Characterful office/ workshop space
- Suitable for a variety of uses
- 109sq.m (1,172sq.ft)
- Wood burning stove
- Located in a farmyard setting
- Approx. 1 mile from Woodton and the B1332
- Small kitchen and wc
- On-site Parking



## DESCRIPTION

The Old Shooting Lodge is a semi-rural former shooting lodge and dairy building, which was repurposed in 2020 to provide office space. The accommodation extends to 109sq.m (1,172sq.ft) in total.

The space comprises three rooms, with the office/work space being the largest at 16.6m x 5.6m. To one end of this space, you will find a small kitchen and also a wc.

The accommodation is light with a number of windows to the eastern aspect with two entry doors and two further fire escapes. The building comprises a number of period features including exposed beams and a wood burning stove.

The property has four allocated parking spaces within the farmyard, with additional parking and external space potentially available by separate negotiation.



## LOCATION

The property is situated within a complex of agricultural buildings on a working farm in the parish of Bedingham, offering a semi-rural location just outside the rural village of Woodton. The market town of Bungay is approximately 5.5 miles south-east where the A143 trunk road is located, connecting Bury St Edmunds (A14) and Great Yarmouth. Norwich can be accessed 13 miles to the north, Ipswich 40.1 miles to the south.

	sq m	sq ft
Office	92	989
Kitchen	9	97
WC	8	86
Total	109	1,172



## SERVICES

We understand the property is connected to mains electricity and mains water. Shared private drainage. Service connections to be submetered.

(Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

## LEASE TERMS

The property is available on an internally repairing lease for a minimum initial term of 3 years. Any lease will be contracted outside of the Landlord and Tenant Act 1954. A deposit will be held by the Landlord equivalent to three months rent.

## VAT

VAT is not applicable.



## ENERGY PERFORMANCE

The property has an Energy Performance Certificate (EPC) rating of B(35). A full copy of the EPC is available on request.

## LOCAL AUTHORITY

South Norfolk District Council

## RATEABLE VALUE

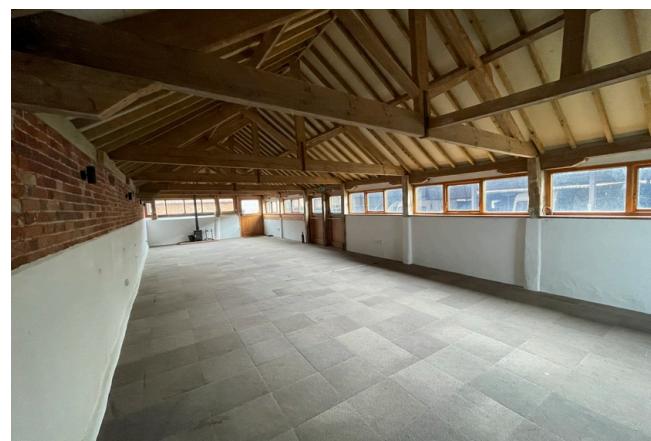
The property has a Rateable Value of £7,100 from April 2026. The property therefore sits below the Small Business Rate Relief threshold for eligible occupiers.

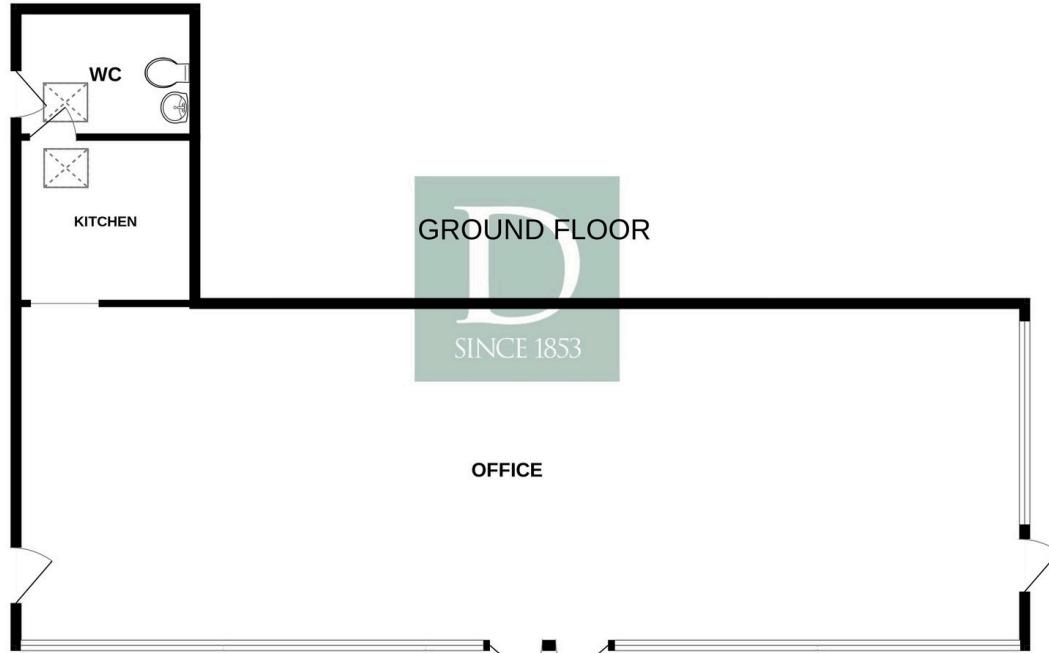
## DIRECTIONS

From the agents Harleston office proceed out of the town and follow the A143 towards Bungay. After the second roundabout turn left towards Norwich on the B1332. After approximately three miles, turn off the B1332 before reaching Woodton village. Follow this road for approximately  $\frac{1}{2}$  a mile, turning left onto a private road 'Hall Road'. Take the first left again and the driveway will lead up to the farmyard where the property will be found in a complex of barns and agricultural buildings.

## AGENTS NOTE

Please note that under Section 21 of the Estate Agency Act 1979, we disclose that the Landlord of this property is related to an employee of George Durrant and Sons Limited.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for indicative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### IMPORTANT NOTICE

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



#### VIEWING

Strictly by arrangement with the agents.

#### CONTACT US

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