



**UNIT 1 SOTTERLEY SAWMILLS**  
SOTTERLEY BECCLES NR34 7TU

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**To Let:** Storage Barn/Workshop

**DURRANTS**  
SINCE 1853

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**To Let:** Storage Barn/Workshop

**Guide Rent:** £4,500+VAT per annum

### Key Features

- Timber framed storage barn
- 4.24m to eaves
- Two sliding access doors
- Located at Sotterley Sawmills
- Additional facilities available
- 183.sqm (1969sq.ft)



## DESCRIPTION

Unit 1 Sotterley Sawmills comprises a timber framed storage barn which has been used for timber drying in recent years.

The property could be suitable for a variety of storage, agricultural or industrial uses.

Internally the unit measures 8.06m wide x 22.73m long. The eaves provide clearance of 4.24m. Two sliding doors provide access and measure 3.58m high x 2.17m wide.

## ACCOMMODATION

	sq m	sq ft
Storage	183	1969
Total	183	1969

## SERVICES

No services are currently connected to the building. However, electricity and water are available within the development.

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

## LOCATION

The unit is located at Sotterley Sawmills, an established timber sawmill on the Sotterley Estate. The sawmills is still in use to this day and now provides storage and industrial space for a number of businesses and the estate. The village of Sotterley is approximately 4 miles south-east of Beccles and 4 miles from the A12 trunk road connecting Lowestoft to Ipswich, and beyond.

## 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. A service charge is payable towards the shared costs of the communal facilities.

## LEGAL COSTS

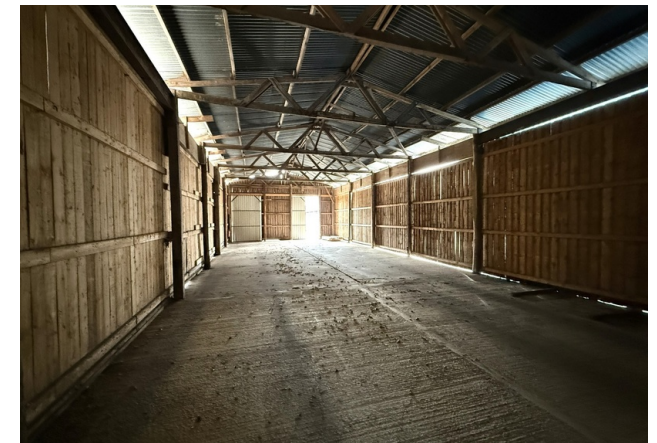
Each party to be responsible for their own legal costs.

## VAT

VAT is applicable and therefore payable on the rent.

## ENERGY PERFORMANCE

Un-assessed and exempt due to existing use.



## LOCAL AUTHORITY

East Suffolk Council.

## RATEABLE VALUE

The property is not currently assessed for business rates. However, if the property is assessed in the future, the Tenant will be responsible for those rates.

We envisage the property will have a Rateable Value of less than £12,000 and therefore Small Business Rate Relief may apply. For further information, please contact East Suffolk Council.

## DIRECTIONS

From Beccles, follow the A145 towards Blythburgh and upon reaching the village of Willingham St Mary, turn left onto Sotterley Road. Follow the road towards Sotterley village, taking the next left onto Rectory Road and left again onto Pound Road. Sotterley Sawmills will be found on the left hand side.



## GROUND FLOOR



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 illustrative 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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### VIEWING

Strictly by arrangement with the agents.

### CONTACT US

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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.