

# THE DEPOT

LONDON ROAD BRAMPTON NR34 8DQ

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**To Let:** Food and Drink Production Units

**DURRANTS**  
SINCE 1853

## THE DEPOT

LONDON ROAD BRAMPTON NR34 8DQ

**To Let:** Food and Drink Production Units

Rent from £3,900 per annum

### Key Features

- Event, retail and hospitality opportunities
- Multiple units available
- Excellent position between Beccles and Southwold
- Units to food hygiene standard
- Ample on-site car parking
- Food and drink destination
- Units from 141sq.ft - 226sq.ft



## DESCRIPTION

Owned and managed by the Sotterley Estate, The Depot is home to a number of independent food and drink producers and is fast becoming a popular destination for likeminded local businesses.

In recent months, the estate has established The Gate, a self-service farm shop focusing on local and sustainable produce and will continue to invest in the property to create a multi-vendor food hall providing hospitality and retail opportunities. These innovative containers can also be used for wholesale and non-retail occupiers. The space hosts a number of events throughout the year including open days, networking events, food festivals and more.

All units are to be fitted out to food hygiene standards and will be connected to electricity and water.

## LOCATION

Located on the A145 between Beccles and Southwold, The Depot is home to some wonderful

food and drink independent businesses, including Hodmedods, Wildthings, Green Farm Coffee Co, Heart Bakery and Folk + Fare. The Depot is also home to The Gate, a new self-service hyper-local food shop. The Depot occupiers produce high quality food and drink, from locally produced ingredients from sustainable sources, including produce from the Sotterley Estate.

Brampton is located approximately 5 miles to the north of Halesworth, 6 miles to the south of Beccles and 6 miles north-west of the popular coastal town of Southwold. The A12 trunk road is only 5 miles to the east.

## ACCOMMODATION

	sq ft	Rent (£)
Unit 2D	226	£5,040+VAT
Containers	141	£3,900+VAT

## SERVICES

The properties are connected to mains water and electricity, which are sub-metered. The Depot also has on-site toilet facilities.

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

## LEASE TERMS

The properties are available on internally repairing leases for a minimum initial term of 12 months with a view to extending. 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 applicable.



## LEGAL COSTS

Each party to be responsible for their own legal costs. An undertaking may be required at the outset in the event the Tenant withdraws from the process after Solicitors have been instructed.

## ENERGY PERFORMANCE

To be confirmed.

## LOCAL AUTHORITY

East Suffolk Council.

## RATEABLE VALUE

The rateable value is to be re-assessed and the business rates will be the responsibility of the tenants.

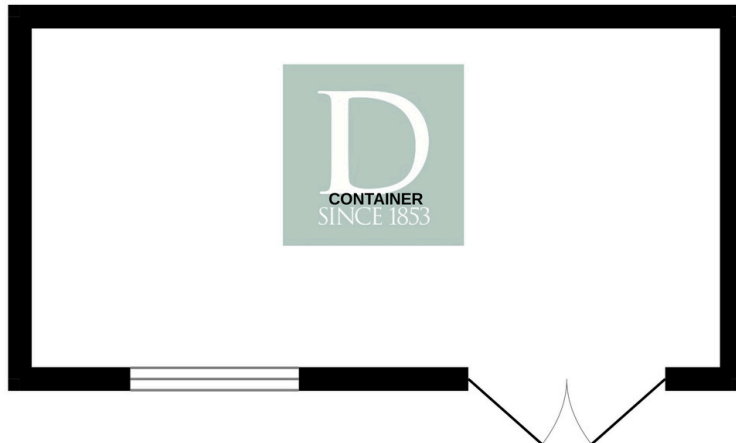
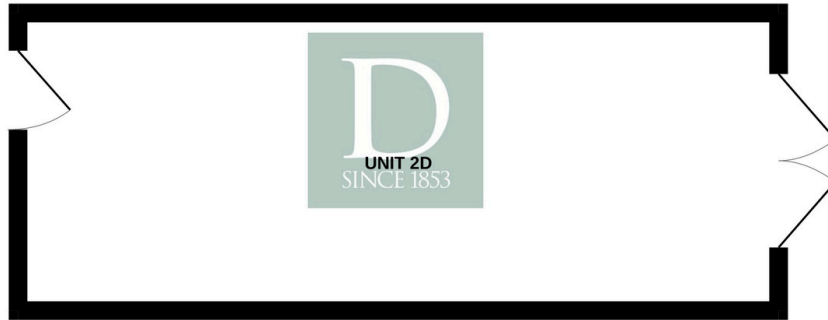
## DIRECTIONS

From Beccles, proceed out of the town on the A145 towards Southwold. Passing through the village of Willingham St Mary and Shadingfield, where the property will be found on the right hand side, just before Brampton village.

What 3 Words: [///order.renovated.sympathy](https://www.what3words.com////order.renovated.sympathy)



## 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.

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