

*A commercial investment opportunity that is currently generating £25,000 per annum forming part of the established Masterlord Industrial Estate.*

Guide Price  
£255,000 Freehold  
Ref: P5744J

Unit 10A,  
Masterlord  
Industrial Estate  
Leiston  
Suffolk IP16 4JD



A commercial premises that is currently let on a lease expiring 2021 and with a current passing rent of £25,000 per annum exclusive. The premises extend to just over 5,500 sq ft (512sqm) and are suitable for B1 (Business or Light Industrial), B2 (General Industrial) and B8 (Warehousing), subject to the necessary consents. Minimum eaves 16'5 (5m). Upgraded three phase electricity supply. Car parking and yard facilities.

#### Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200  
F: 01728 724667

And The London Office  
40 St James' Place  
London SW1A 1NS

[email@clarkeandsimpson.co.uk](mailto:email@clarkeandsimpson.co.uk)  
[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)

## **Location**

The premises are located within the popular and established Masterlord Industrial Estate just off Abbey Road (B1122) in Leiston. The town has a good selection of shops, a medical centre and nearby schools. Saxmundham (5 miles) has a railway station which links with main Inter-City services from the County town of Ipswich (25 miles) to London's Liverpool Street station. The main A12 trunk road, which by-passes Saxmundham, links Lowestoft in the north to Ipswich in the south. The Sizewell Power Station is approximately 2 miles and this brings in lots of opportunities for businesses in the area.

## **Description**

This mid terrace premises is of concrete block construction with a rolled steel sheet roof supported by metal trusses. The premises have an approximate gross internal area of 5,500 square feet (512 square metres), with an approximate length of 140' (42.6m) and an approximate width 39'7" (12.09m). The minimum eaves height is 16'5" (5m) and there is a roller shutter door on the front elevation with a width of 13'5" (4.1m) and a height of 14'7" (4.46m). There is also an office block, which incorporates male and female WCs and a mezzanine storage area above. In recent years the three phase electricity supply has been upgraded and an epoxy resin floor covering installed. Externally there is a concrete yard area to the front of the building for the storage of materials and parking of vehicles.

## **Occupational Lease**

The premises will be sold subject to the occupational lease in favour of George East (Housewares) Limited. This lease was granted in 2014 for a period of 7 years, but with a tenant only break provision in place in 2019. The current passing rent is £25,000 per annum exclusive, and a copy of the executed lease is available on request.

## **Viewing**

Strictly by appointment with the Agents.

## **Services**

Mains water, electricity (including a 3 phase supply) and drainage are connected.

## **Service Charge**

We have been advised by the vendor that no service charge is payable to maintain the common areas of the Masterlord Industrial Estate.

## **Outgoings**

The Rateable Value will be approximately £10,000. (Please note that the unit is not currently listed separately).

## **VAT**

Prospective purchasers should note that the property has been elected for VAT and therefore VAT will be payable on the purchase price at the prevailing rate.

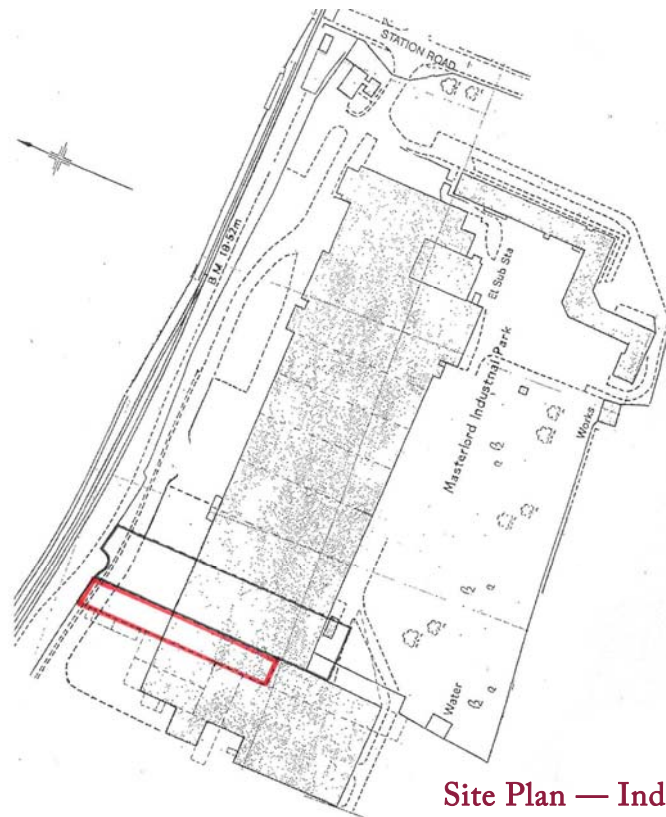
## **Local Authority**

Suffolk Coastal District Council, East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT;  
Tel: 01394 383789

## **EPC**

A copy of the EPC is available from the Agent's office.





Site Plan — Indicative Only

#### NOTE:

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. No guarantee can be given that any planning permissions or building regulations have been applied for or approved.



## Directions

Proceeding north along the A12 turn right onto the B1119 where signposted to Saxmundham and Leiston. Continue through Saxmundham remaining on the B1119 for approximately 5 miles. On entering Leiston at the cross roads turn left onto the B1122 and the Masterlord Industrial Estate will be found a short way along on the left hand side.



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