

Birchall Steel Consultant Surveyors

EXCITING INVESTMENT, DEVELOPMENT OR OWNER OCCUPIER OPPORTUNITY IN A PROMINENT LOCATION ON THE EDGE OF THE VILLAGE

**PART LET AND PRODUCING £34,200 PER ANNUM
PLUS VACANT REFURBISHED LISTED BARN SUITING A VARIETY OF USES**



The Wash Farm
Queen Street
Sible Hedingham
Halstead, Essex C09 3RH



- Vacant barn about 1,500 Sq Ft
- Modern steel framed building let as a gym about 3,450 Sq Ft plus excellent mezzanine
- Workshop & outbuilding totalling 1,030 Sq Ft
- Total area about 0.7acre

FREEHOLD FOR SALE

Offers Invited in The Region of £650,000

Old Bakery Mews
6 King Street
Sudbury
Suffolk CO10 2EB

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LOCATION

Wash Farm is situated towards the southern end of Queen Street the A1017 which is the principal thoroughfare through the village. Sible Hedingham has a population of just under 5,000 and is situated close to the borders of Essex, Cambridgeshire and Suffolk and is about 8 miles north of Braintree and some 4 miles from Halstead. Sudbury is about 8 miles away and Haverhill is some 12 miles distant. The A120 is about 10 miles away which affords fast road access to Stansted Airport and the M11.

DESCRIPTION

The property comprises 3 distinct sections –

An attractive refurbished listed barn of timber framed construction with weather board elevations under a peg tiled roof which in the past has been used for a variety of retail and leisure uses. Adjacent to this is a modern steel framed building with weather boarded front elevation and otherwise with colour coated profile steel cladding under a profiled steel clad roof. The building is arranged in two bays the taller of which has an excellent mezzanine and the property has been well fitted out for the current use. Attached to the rear is a more modern workshop unit which also has a good quality mezzanine beyond which is an open fronted two bay cart shed. There is a large part concrete and part tiled mercadamed car park in front of the gym and the barn and the rear workshop has its own dedicated parking area.

The property provides the following accommodation but please note all dimensions and areas are approximate:

THE BARN (Unit 1 Wash Farm)

Main Area: 49'8 x 20'0 plus projecting bay 10'0 x 10'10 providing a total of 1,108 Sq Ft

Second Area: 22'4 x 14'2 providing 317 Sq Ft with doors to

Kitchenette: 7'8 x 4'6 with fitted sink unit providing 34 Sq Ft

Cloakroom: with wc and wash basin

THE GYM (Units 3 & 4 Wash Farm)

This is the lean-to bay and has a gym area with a minimum eaves height of 11'3 and measures:
58'3 x 23'9 providing 1,383 Sq Ft

Rear Store: 23'9 x 14'6 providing 344 Sq Ft

Main Gym: 44'0 x 39'0 providing 1,717 Sq Ft
(Unit 4)

At the rear is an amenities block with a range of Cloakroom/Changing Rooms.

Mezzanine Floor: Effectively L Shaped 39'0 x 21'4 and 23'0 x 12'4 providing 1,116 Sq Ft

REAR WORKSHOP (Unit 6)

Workshop: 28'9 x 22'9 providing 653 Sq Ft

Mezzanine Storage: 28'9 x 9'4 providing 269 Sq Ft

Cloak/Shower Room: External access with wc and shower

Open Fronted

Cart Shed: 21'2 x 17'9 providing 376 Sq Ft

OUTSIDE

There is an area of garden to the north of the barn with further frontage to Swan Street. There is generous onsite parking in front of the gym with space for 12 – 15 cars. Unit 6 has an area of hardstanding adjacent to the building and further parking at the rear.

EPC

Units 1 & 2 and 3 & 4 have a B Rating
Unit 6 is rated at D
All certificates are valid until November 2034.

RATES

The Barn: Units 1 & 2 have a Rateable Value of £8,200
The Gym: Unit 3 has a Rateable Value of £6,600
Unit 4 has a Rateable Value of £11,000
Unit 6 has a Rateable Value of £5,600

TENANCIES

The gym is let on two leases both of which expire on 1st April 2027. The rent on Unit 2 is £15,000 per annum and Unit 3 is £12,000 per annum. The leases exclude Sections 24 – 28 of the Landlord & Tenant Act 1954 and contain mutual rights to break the lease from 1st January 2025 on 3 months' notice. The Landlord holds a £4,500 deposit.

Unit 6 is let on an annual lease at a rent of £6,000 per annum from September 2024. The Lease also excludes Sections 24 – 28 of the Landlord & Tenant Act 1954. Full details are available upon request.

SERVICES

Main water, electricity (3 phase) and drainage serve all the buildings.

VAT

The property is not elected for VAT.

PRICE

Offers are invited in the region of **£650,000 for the Freehold**, subject to and with the benefit of the tenancies mentioned above.

VIEWING

By confirmed prior appointment with Birchall Steel Ltd: 01787 883888
office@birchallsteel.co.uk

The Barn



The Workshop

