



Broom Hill Lane, Merton, Watton, IP25 6QQ

**CHEFFINS**



**TO LET - £32,000 Per Annum**

## Building To Let

Broom Hill Farm,  
Broom Hill Lane,  
Merton, Watton,  
IP25 6QQ

- 1,189 sqm (12,800 sqft)
- Potential for a range of uses (subject to planning)
- Three Phase Power
- Flexible Lease Terms
- Deposit - £3,200

### Location

The property is situated off Watton Road, approximately 1 mile (1.6 km) to the south of the town of Watton and 14 miles (22.5 km) to the north of the market town of Thetford and 25 miles (40km) to the west of the city of Norwich.



## Description

An agricultural building situated within an unenclosed unsurfaced yard providing parking, loading and turning space.

The building is constructed of a steel portal frame with box profile corrugated sheet cladding to the walls and a corrugated steel sheet roof. The building has a concrete floor, with a metal roller shutter door and separate personnel door.

The building is connected to single and three phase electricity.

## Accommodation

The building extends to approximately 1,189 sq m (12,800 sq ft) (GEA)

## Planning

The property has previously been used for agricultural purposes but has potential for a range of uses subject to planning.

It will be the responsibility of an incoming tenant to obtain the necessary planning consent for their proposed use.

## Business Rates

The property has not yet been assessed for Business Rates and it will be the responsibility of an incoming tenant to arrange for the necessary assessment to be carried out and pay any Business Rates.

## Service Charge

There is currently no service charge payable.

## Rights of Way

The Lessor will grant a right of way over the private farm road coloured in brown on the plan to Watton Road.

## EPC

The property is exempt from the requirements of an EPC.

## Terms

The property is available by way of a new direct lease on FRI terms at a rent of £32,000 per annum exclusive of VAT and other outgoings.

A deposit of £3,200 would be payable on the commencement of the lease.

## Legal Costs

Each party to bear their own legal and professional fees.

## Viewings and Further Information

Strictly through the sole letting agent, Cheffins.

Jonathan Stiff / Andrew Amey

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[andrew.amey@cheffins.co.uk](mailto:andrew.amey@cheffins.co.uk)

Tel: 01353 654900

## Council

Breckland District Council, Breckland House, St Nicholas Street, Thetford IP24 1BT







Agents note:  
 For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, CB7 4NP | 01353 662405 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

