

RENT SOUGHT - £875 pcm

Dunthorne Cottage, The Street,  
East Bergholt, CO7 6TF



An opportunity to acquire a lease for this most attractive village centre premises. Situated in the thriving heart of East Bergholt between established business and the Co-op Store.



**Viewing by appointment with vendor's agents, Grier & Partners 01206 299222**

01206 299 222 [www.grierandpartners.co.uk](http://www.grierandpartners.co.uk) [enquiries@grierandpartners.co.uk](mailto:enquiries@grierandpartners.co.uk)  
Grier & Partners, The Old Shop, The Street, East Bergholt, Colchester, Suffolk CO7 6TF

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# Dunthorne Cottage, The Street, East Bergholt CO7 6TF

## INFORMATION

Located in the very centre of the village of East Bergholt, this charming premises operated as a bakery is now available to let, presenting an opportunity to acquire a commercial property within an excellent thriving location. Viewings Strictly by appointment only.

## DIRECTIONS

Entering East Bergholt from the B1070 turn right into Gaston Street heading for the village centre. Ample parking in the car park or on street, the property is on the left hand side of The Street almost opposite The Co-op Store.

## INFORMATION

The Grade II listed building has been used for a variety of retail purposes and is currently being used as a village bakery. The building predominantly is timber frame under a peg tiled roof with colour washed elevation. The timber frame can be seen throughout the interior of the building. Ample power and light sockets and recently installed gas heating system to radiators.

## EAST BERGHOLT

has the benefit of a good range of local facilities including a modernised general store and post office, bakers, chemist, GP surgery, medical centre, Parish Church, Congregational Church along with many local associations. The village provides education facilities from pre-school age to GCSE with sixth form colleges available in Colchester and Ipswich. There are several independent schools in both the local and major towns and throughout the area. A12 links to the M25 and A14. Regional Airport is Stansted, approximately an hour by car. The mainline railway station in Manningtree provides a regular service to London taking around an hour. The village is famous for its historical connections with John Constable RA and the landscape he painted is still very much the same today. From the village there are numerous footpaths giving direct access into this Area of Outstanding Natural Beauty

## SERVICES

All main services are connected to the property.  
Babergh District Council 01473 822801

## NOTE

As vendor's agents we are unable to give any guarantee as to the condition of any appliance included in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a viewer assume that any contents are to be included.

## ACCOMMODATION

The main floor area extends 23'6 x 16' divided centrally into two separate areas. First floor storage area is accessible via a spiral staircase. To the rear of the building is currently a "kitchen area", door to the outside and door to the cloakroom comprising of wc and wash hand basin.

## AGENTS NOTE

We understand the fittings including lights and flooring are to remain.

## TERMS

- Tenant to be responsible for the internal maintenance and insurance
- Tenancy sought for 5 years with consideration given to a break clause at 2.5 years