

DAVID
BURR

**UNIT 2, COMMERCIAL BARNES, BULMER STREET,
BULMER, SUFFOLK, CO10 7EW**



This is a fantastic opportunity to let a property for an expanding home business, workshop or office space. This building has previously been utilised as a commercial kitchen but could have a range of different uses with an initial entrance hall with all three rooms leading off as well as a store and cloakroom with off-road parking. This building is available to let immediately. Services are connected to this building but have not been tested. Broadband is currently not available at the premises but can potential be sourced with some modifications or through the use of County Broadband.

A commercial space with off-road parking.

Guide £800 pcm

LONG MELFORD (01787) 883144

*Bury St. Edmunds Castle Hedingham Clare Leavenheath Newmarket Woolpit London SW1
www.davidburr.co.uk*

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ENTRANCE HALL:

ROOM 1: 31'2" x 9'7" (9.49m x 2.91m)

ROOM 2: 21'6" x 18'3" (6.55m x 5.55m)

ROOM 3: 11'1" x 9'5" (3.39m x 2.88m)

STORE

CLOAKROOM

Outside

OFF-ROAD PARKING.

SERVICES: Main water and drainage. Electric heating. **NOTE:** None of the services have been tested by the agent.

EPC RATING: TBC. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree, Essex. CM7 9HB (01376 552525).

Council Tax Band: TBC.

WHAT 3 WORDS: ///pacemaker.tearfully.valuables

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTE: The rent is reduced to £800pcm for the first 6 months with a view that this shall increase to £1,000pcm from the 7th month.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

