



**Leavenheath Village Shop**  
**Leavenheath, Suffolk**

**DAVID  
BURR**



# Leavenheath Village Shop, Harrow Street, Leavenheath, Colchester, Suffolk, CO6 4PW

Leavenheath is a well-regarded village on the edge of Constable Country surrounded by land designated as being of outstanding natural beauty. The strong community supports many clubs, teams, a public house, community shop and a parish church. The 270-acre Arger Fen and Spouse's Vale nature reserves is set on the periphery of the village, comprising a 500-year-old ancient woodland, grassland and scrub maintained by Suffolk Wildlife Trust. The local catchment state primary school in Nayland is rated "outstanding" by Ofsted. The prestigious Stoke by Nayland golf and country club is approximately 2 miles distant. The city of Colchester with its main line rail link to London Liverpool Street station is 7 miles distant whilst the well-preserved market town of Sudbury is 7 miles distant.

An opportunity to lease a recently constructed village shop which enjoys a village location fronting the A134, ideally placed within the popular Suffolk village of Leavenheath. Situated between the historic market town of Sudbury and thriving city of Colchester, the property was constructed in 2023 and is set on a brick base with a timber clad exterior, set beneath a slate roofline with two shop front windows and a central shop door. The premises benefits from Class F use as a village shop and commenced trading in 2023. Offering excellent potential for the creation of a destination village shop with excellent access to road links and a growing community, presently the only village shop premises within the parish. Set immediately adjacent to the only village pub, the premises further benefits from enhanced access to potential customers utilising the adjacent pub.

## **An opportunity to lease a village shop with excellent signage potential, occupying easily accessible village location fronting the A134.**

With timber framed heritage grade shop windows to the front elevation, central half panel glazed shop door opening to:

**SHOP: 16' 0" x 11' 0"** (4.88m x 3.36m) With stripped high grade wood effect flooring, counter, multiple electricity sockets and electric wall heater to rear. LED spotlights and door to:

**KITCHEN: 4' 11" x 3' 9"** (1.52m x 1.15m) With stainless steel single sink unit with mixer tap above, gloss fronted base level storage below, wall units above and door to:

**CLOAKROOM: 5' 4" x 3' 8"** (1.65m x 1.14m) Fitted with ceramic WC, wash hand basin and timber framed heritage grade casement window to side.

### **Outside**

The premises benefits from external lighting, a brick paved terrace with border wall and is set adjacent to the Hare and Hounds public house which benefits from its own car park.

**AGENTS NOTE:** The property will be let under a RICS small business lease.

The existing shop fixtures and fittings are available via separate negotiating from the previous tenants at a price of £3,500.

WI-FI connectivity is available.

Additional storage space can be potential negotiated by separate negotiations with the landlord.

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A chef is presently employed by the adjacent pub and is available to prepare fresh produce for the shop including sausage rolls, sandwiches, and salads.

**TENURE:** Freehold

**SERVICES:** Mains water, drainage and electricity are connected. Electric wall heating. **NOTE:** None of these services have been tested by the agent.

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

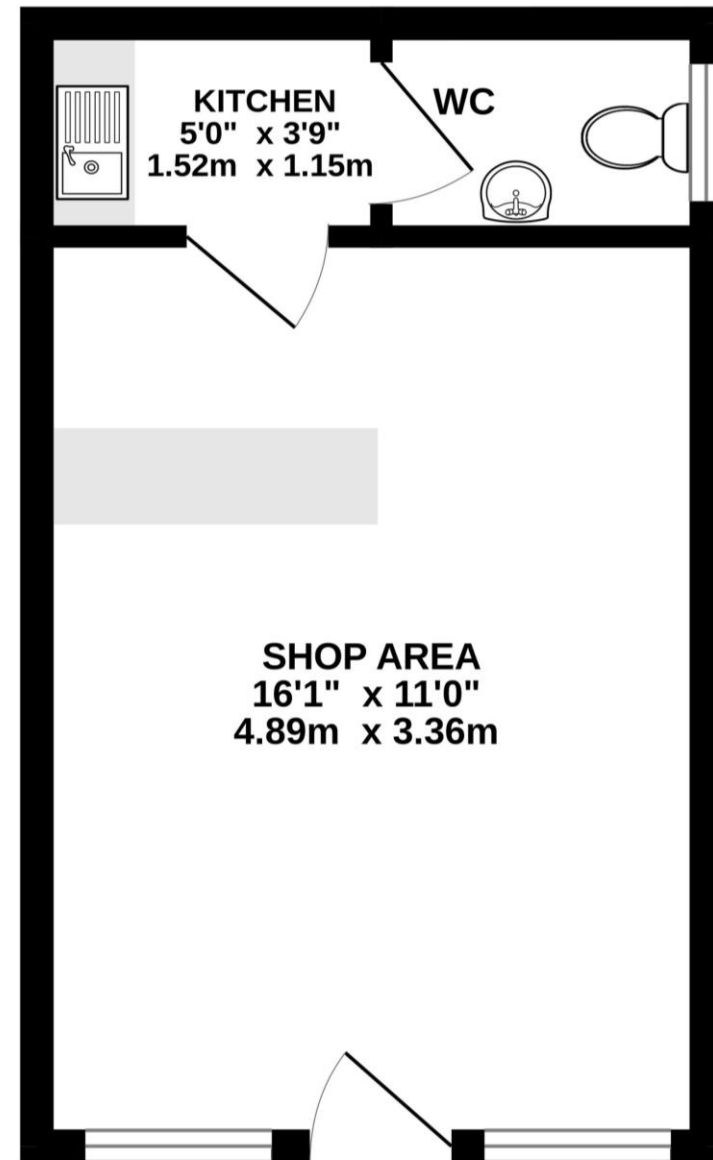
**WHAT3WORDS:** ///wired.tenure.node

**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000).

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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.

GROUND FLOOR  
233 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 233 sq.ft. (21.7 sq.m.) approx.  
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