

DAVID
BURR



BUCKLEYS, 7A ST. JAMES STREET, CASTLE HEDINGHAM, CO9 3EJ

Versatile retail space within the centre of a popular village, suitable for a variety of purposes, subject to any necessary consents.

Semi-open plan nature and characterful features.

£1,000 pcm

Buckleys, 7A St. James Street, Castle Hedingham, C09 3EJ

Versatile office or retail space within the centre of this well regarded and popular village offering a semi open plan layout with characterful features and a twin glazed door and two windows to the front elevation. The space is segregated into three main areas which are suitable for a variety of purposes subject to the necessary planning consents. There are two good window sized displays to the lane.

Prospective tenants would be expected to carry out any internal refurbishments to suit their uses subject to any necessary consents from the planning department.

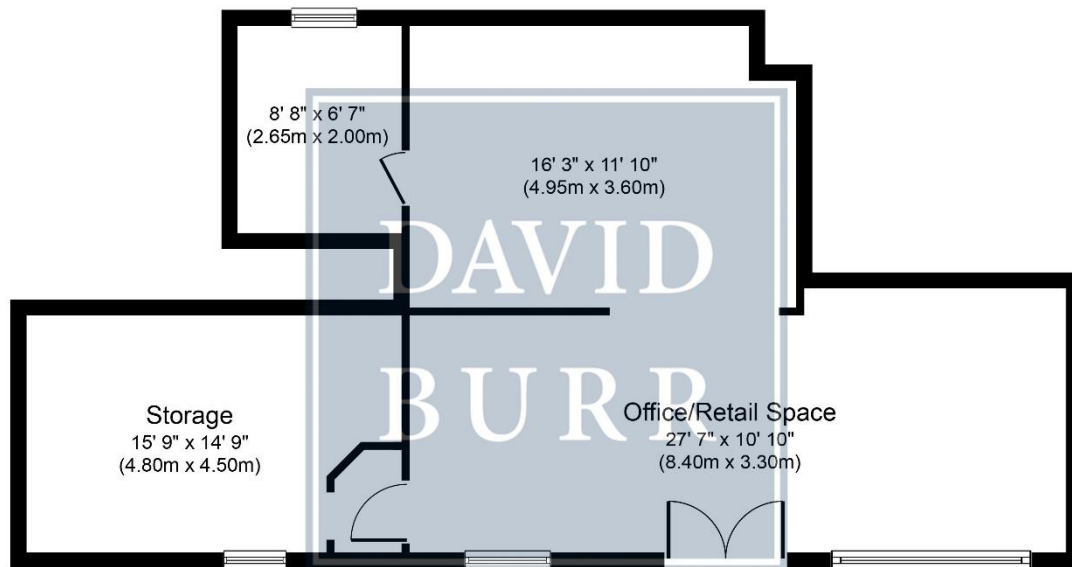
TENURE: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

Location

Castle Hedingham, named after its famous Norman Keep, is a very pretty village containing a wealth of fine period houses. Amenities include a village shop, post office, St Nicholas parish church, 2 pubs, tea-room, restaurant, tennis courts, doctors' surgery, a cricket field, primary school and playing fields. The nearby market towns of Halstead, Sudbury and Braintree provide for more extensive needs including a commuter line from Sudbury. Witham and Kelvedon both 15 miles and Braintree all provide rail links to London Liverpool Street.

Access

Halstead 5 miles	Braintree-Liverpool St 60 mins
Sudbury 6 miles	Stansted Airport approx. 30 mins
Braintree 10 miles	M25 J27 approx. 50 mins



Approximate Floor Area
702 sq.ft.
(65.2 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewing strictly by appointment with David Burr.

Castle Hedingham	01787 463404
Castle Hedingham	(01787) 463404
Clare	(01787) 277811
Leavenheath	(01206) 263007
Long Melford	(01787) 883144
Woolpit	(01359) 245245
Bury St Edmunds	(01284) 725525
London	(020) 78390888
Linton & Villages	(01440) 784 346

Additional information

Services: Main water, electricity and drainage.
Gas fired heating to radiators. EPC rating: C.
Broadband speed: up to 900 Mbps (Ofcom).
Mobile coverage: EE, O2 and Vodafone (Ofcom).
None of the services have been tested by the agent.
Local authority: Braintree District Council (01376) 552 525.
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DAVIDBURR.CO.UK

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