



DAVID  
BURR

**Commercial premises at Meadowcroft,  
Hartest, Suffolk**

# COMMERCIAL PREMISES AT MEADOWCROFT, HARTEST, SUFFOLK, IP29 4EH

Hartest is one of West Suffolk's most favoured villages. The Green, a conservation area, is characterised by its variety of period buildings and amenities include a primary school, a butchers, pub and village church. The market town of Sudbury with its commuter link to London Liverpool Street is about 10 miles south and the Cathedral town of Bury St Edmunds with its comprehensive amenities, about 9 miles north.

An exceptional opportunity to lease a brand newly constructed commercial premises situated in a rural location in a highly-regarded and conveniently located Suffolk village a short distance from both Bury St. Edmunds and Sudbury. The property has been built to a high specification with a principal commercial area with kitchenette and a cloakroom. Access is available to both the front and rear with stone paved ramps providing wheelchair accessibility and there is the benefit of plenty of parking in front of the property itself.

## A detached multi-use commercial unit in a picturesque setting.

uPVC double-glazed double doors with dimensions 2.04m high by 1.75m wide opening into:-

**COMMERCIAL ZONE:** A substantial area suitable for a variety of uses constructed to a high standard with extensive electrical sockets and an internet connection. Triple aspect outlook allowing for plenty of natural light with tall windows and a door opening onto the rear. Useful **KITCHENNETE** containing a stainless-steel sink with mixer tap above and drainer to side and storage below and an oak worksurface with aluminium splashback.

**CLOAKROOM:** A high-quality newly installed disabled cloakroom with WC, wash hand basin with heated water unit above and a useful wall mounted storage cupboard.

### Outside

The premises will benefit from an area of **OFF-ROAD PARKING** for approximately three vehicles directly opposite the property itself.

**SERVICES:** Main water and drainage. Main electricity connected. **NOTE:** None of these services have been tested by the agent.

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

**PRICE:** £750 pcm.

**CONSTRUCTION TYPE:** Steel framed with insulated wall and roof enclosed with composite panels.

**WHAT3WORDS:** besotted.spelled.oxidation

**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.

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