

DAVID
BURR

**COMMERCIAL BARN, BELLS ROAD, BELCHAMP
WALTER, SUFFOLK, CO10 7AR**



A large agricultural barn sitting on the outskirts of the pretty village of Belchamp Walter with off-road parking, office space, store and cloakroom. A metal five-bar gate and concrete hardstanding lead to off-road parking with a 20ft wide sliding door leading to the barn. This is a concrete based barn with a corrugated roof and surround with a 6ft blockwork plinth that is completely open allowing tenants to create the space they need. As you enter the building, stairs lead up to a first floor mezzanine area with door leading to an office space with two storage rooms below and a cloakroom.

A large agricultural barn with office space and off-road parking.

Guide £1,350 pcm

LONG MELFORD (01787) 883144

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

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BARN: 84'10" x 57'1" (25.86m x 17.40m)

OFFICE: 17'11" x 13'9" (5.46m x 4.19m)

Outside

SERVICES: Main water and drainage. Main electricity connected. **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: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: TBC.

CONSTRUCTION TYPE: Brick.

WHAT 3 WORDS: scarf. robes. ballots

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.

