

**DAVID
BURR**

**SHOP AT REAR OF 9 HALL STREET, LONG MELFORD,
SUDBURY, SUFFOLK, CO10 9JG**



Long Melford is a fine village characterised by its wide variety of architecture, shops and famous green dominated by the Holy Trinity Church (once described as the most moving parish church in England). The nearby market towns of Sudbury (3 miles) and the cathedral town of Bury St Edmunds (15 miles) offer a comprehensive range of facilities, the former with a commuter rail link to London Liverpool Street (90 minutes).

This substantial two storey commercial building has a particularly elegant façade and is located just off the main thoroughfare. There is clear potential for a variety of uses with light open plan areas, exposed beams, high ceiling, etc.

**A prominent two storey commercial building just off the
main village thoroughfare.**

Guide £900 pcm

LONG MELFORD (01787) 883144

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

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Bevelled glass door to:

GROUND FLOOR: 8.22m x 3.83m (27'0" x 12'7")

A splendid open plan space with a high timbered ceiling and a large glass window providing a useful display area. Beyond this area is a useful kitchenette and cloakroom. A staircase rises to:



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

WHAT 3 WORDS: couch.stretcher.judges

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.

FIRST FLOOR: 9.75m x 3.88m (32'0" max x 12'9")

With a high ceiling that has exposed beams to create attractive features, a splendid wall of glass includes three arched areas provides a high visual impact when looking from the main thoroughfare of the village. A recessed area has a tiled floor, fitted storage cupboards and unit with stainless steel single drainer sink unit.