



Boxford Mill Surgery
Boxford, Suffolk

DAVID
BURR



Boxford Mill Surgery, Boxford, Suffolk, CO10 5DU

Boxford is one of Suffolk's most sought-after villages, well known for its attractive countryside setting, strong community and range of local amenities. The village offers everyday facilities including primary school, public houses, café, village hall and shops including grocery store, post office and a butcher, while retaining a traditional rural character.

The location provides convenient access to the market towns of Hadleigh and Sudbury, both of which offer a broader range of services and amenities. Road connections link to Colchester and Bury St Edmunds, while mainline rail services to London Liverpool Street are available from nearby stations, making the property well placed for both local and regional business needs.

- Detached commercial premises in a central village position
- Understood Use Class E designation
- Flexible internal layout with scope for reconfiguration
- Two existing office spaces and cloakroom facilities
- Total floor area of approximately 73.5 sq m (791 sq ft)
- Off-street parking for one vehicle
- Set back from Church Street providing a discreet setting
- Located within a highly regarded Suffolk village
- Convenient access to nearby market towns
- Good road and rail connections to regional centres

Boxford Mill Surgery is a detached commercial premises positioned discreetly set back from Church Street, occupying a central village location within the highly regarded Suffolk parish of Boxford. The property offers well-proportioned accommodation suitable for a variety of commercial and professional uses, subject to the necessary consents.

Understood to fall within Use Class E, the premises is currently arranged to provide two individual office spaces alongside cloakroom facilities. The internal layout offers flexibility, with scope to reconfigure the accommodation to create a more open-plan working environment if required. The total commercial floor area extends to approximately 73.5 sq m (791 sq ft), providing efficient and manageable space suitable for a variety of commercial uses.

Externally, the property benefits from off-street parking for a single vehicle. It is understood that the Environment Agency benefits from rights over a portion of the external space in order to access the adjacent River Box, a factor that prospective purchasers should note.

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AGENTS NOTE: It is understood that the Environment Agency benefits from rights over a portion of the external space in order to access the adjacent River Box

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected.

NOTE: None of these services have been tested by the agent.

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.

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

WHAT3WORDS: ///poppy.warmers.dissolves

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

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.



