Birchall Steel Consultant Surveyors

SUBSTANTIAL RETAIL/OFFICE PREMISES IN AN EXCELLENT POSITION IN THE HEART OF THE VILLAGE







GROUND FLOOR - OFFICE/SALES ABOUT 800 sq.ft. FIRST FLOOR - SHOWROOM/OFFICES APPROXIMATELY 560 sq ft

COCOA-NUT HOUSE HALL STREET LONG MELFORD CO10 9JQ

TO LET ON A NEW LEASE

£24,000 PER ANNUM EXCLUSIVE

100% SMALL BUSINESS RATE RELIEF AVAILABLE

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Birchall Steel Limited trading as Birchall Steel Consultant Surveyors Registered Office: 61 Station Road – Sudbury – Suffolk – CO10 2SP – Company No: 08571498 VAT No: 700 0186 01

Location:

The premises are situated in the heart of Long Melford at the junction of Hall Street and Bull Lane, opposite the renowned Bull Hotel. Other nearby occupiers include Eve St. Clair and Nutmeg who are both high end ladies' fashion, together with Budgens and a number of galleries and antique outlets.

Long Melford is an important retail and tourist centre, renowned for its many fine buildings, including Melford Hall, Kentwell Hall and the Holy Trinity Church and for many years, was recognised as an international centre for the antiques trade. More recently the retail side has diversified considerably and there are a wide range of restaurants, pubs and hotels.

There is extensive and unrestricted parking in Hall Street, in addition to a large car park at the southern end of the Green and to the rear of the property next to the village hall.

Long Melford has a resident population of around 4,000 and numbers are greatly swelled by a large influx of tourists throughout the year. The village is situated some three miles north of Sudbury, eleven miles south of Bury St. Edmunds and about eighteen miles from Colchester.

Description:

The property comprises an attractive period building that has been sympathetically restored and refurbished and whilst last used as high-quality office accommodation, lends itself to a variety of alternative uses.

The property is constructed partly of brick and partly of stud and plaster under a mainly plain tiled roof and is Listed as being of Architectural or Historic Interest Grade II. It provides largely open plan accommodation which is arranged as follows:

Front sales area/office:	
Internal width	15' 9"
Depth	20'
Total net area:	326 sq.ft.
Double doors open to:	
Rear sales/office:	17' 10" x 11' 10" widening to 16' 9" and 9' 10" x 4' 9" providing
Total net area:	465 sq.ft.

Off the rear sales area is a kitchenette with ladies and gents' cloakrooms off, with the usual facilities.

A wide staircase from the front area leads to:

First Floor

Rear Showroom/office	36' 9" by 16' 10" providing
	561 sq.ft.

Outside

There is an attractive enclosed garden and terrace at the rear, shared with the adjoining shop.

Services:

Mains water, electricity and drainage are connected.

Rates:

Rateable value£11,250The multiplier for the year is 49.9pPLEASE NOTE:qualifying applicants will be entitled to 100% Small Business Rate Relief.

Terms:

The property is available to let on a new Lease on full repairing and insuring terms, for a term to be agreed.

Rent:

£24,000 per annum exclusive

EPC. Rating C

COCCA HUT HOUSE HALL STREET LONG MELFORD SUDBURY	Energy roles Vald and Protectory 2022
SUDBURY CORESUD	Certhatis number: 1181-3825 7885-1316-7445
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	192 square metres
Energy rating and score	n energy rating from A+ to E. Properties get a rating from A+ (best) to G
	Properties get a rating from A+ (best) to G (worst) and a score.
	Properties get a rating from A+ (best) to G (worst) and a score.
Energy rating and score This property's current energy ratio	Properties get a rating from A+ (best) to G (several) and a score. In C. The battler the rating and score, the lower your property's carbon emissions are likely to be.
This property's current energy ratio	Properties get a rating from A+ (best) to G (workt) and a score.
This property's current energy ratio	Properties get a rating from A+ (best) to G (senst) and a score. In C. The before the rating and score, the lower you property's carbon emissions are likely to be.

Viewing:

Strictly by prior appointment with the sole agents:

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Email: <u>office@birchallsteel.co.uk</u> Web: www.birchallsteel.co.uk 341.5