

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

**Old Bakery Mews
6 King Street
Sudbury
Suffolk CO10 2EB**

**01787 883888
office@birchallsteel.co.uk
www.birchallsteel.co.uk**

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 £11,250

The multiplier for the year is 49.9p

PLEASE NOTE: qualifying applicants will be entitled to 100% Small Business Rate Relief.

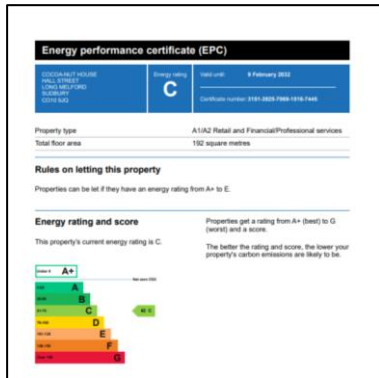
Terms:

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



Viewing:

Strictly by prior appointment with the sole agents:

Tel: 01787 883888

Email: office@birchallsteel.co.uk

Web: www.birchallsteel.co.uk