

Birchall Steel Consultant Surveyors

RECENTLY RENOVATED GROUND FLOOR DOUBLE FRONTED RETAIL PREMISES

OCCUPYING A PRIME LOCATION IN THE HEART OF THE VILLAGE



INTERNAL WIDTH 26'
FRONT SALES AREA/SHOWROOM 322 SQ FT
REAR SHOWROOM/OFFICE 112 SQ FT
BASEMENT 120 SQ FT
NEWLY REDECORATED INSIDE & OUT

The Bank House
Hall Street
Long Melford
CO10 9JL

RENT £12,000 per annum exclusive

100% SMALL BUSINESS RATE RELIEF AVAILABLE

Old Bakery Mews
6 King Street
Sudbury
Suffolk CO10 2EB

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Location

The premises are situated in the heart of Long Melford's Hall Street, which is the main thoroughfare through the village. Immediately adjacent to The Bank House is the Long Melford Ex-Service & Social Club, and JD Creative Hair Salon. Other nearby occupiers include St Nicholas Hospice Care Boutique opposite, and a variety of independent shops including bakers, butchers, cafes, restaurants, and antique shops.

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. There is extensive unrestricted parking in Hall Street, in addition to two village carparks.

The resident population of Long Melford is around 4,000 and numbers are greatly increased by a large influx of tourists throughout the year. The village is 3 miles north of Sudbury, 11 miles south of Bury St Edmunds and around 18 miles from Colchester.

Description

The property comprises the ground floor and basement of an attractive period building. The premises have been recently **refurbished** including new carpets and internal & external decoration works throughout. The accommodation provides versatile light accommodation which could be suited to a variety of uses and heating is by way of gas. Please note that all dimensions and areas are approximate:

NET INTERNAL AREA: **626 sq ft/ 58 sq mt** separated as follows:

FRONT SALES:

Internal Width: 27'
Internal Depth: 15' narrowing to 11'
Net area: **322 sq ft**

Door to:

REAR SALES/OFFICE: 12'6" x 11'9" providing 112 sq ft
Door to:

INNER LOBBY: Cupboard housing electric meters.
Access to kitchen. Door and stairs down to:

BASEMENT: 12' x 10' providing 120 sq ft

KITCHEN: 10' x 8' max. providing 72 sq ft
Access to lobby housing the gas central heating boiler.
Door to:

CLOAKROOM: Low level w.c., wall mounted wash hand basin.

Services Mains water, electricity, drainage and gas are connected.

Rates Rateable Value - £8,500 - See Note below.

NOTE – As the RV is below £12,000, qualifying applicants would be eligible to **100% Small Business Rate Relief**.

Terms

The whole building including the first floor flat is held on a lease expiring in June 2026. The shop is available on a sublease until that date although the landlord has indicated that a new longer lease on the shop could be made available if required.

Rent

£12,000 per annum exclusive.

EPC

Rating E. Valid until 2032

Front Sales Area



Rear Sales Area/Office



Cellar

