

Birchall Steel Consultant Surveyors

SUBSTANTIAL RETAIL PREMISES

PROVIDING GROUND AND FIRST FLOOR RETAIL/OFFICE SPACE

**OCCUPYING A HIGHLY PROMINENT POSITION
IN THE CENTRE OF THIS AFFLUENT VILLAGE**



**CORNER LOCATION OPPOSITE THE CHURCH
EXTENSIVE GLAZED FRONTAGE**

GROUND FLOOR SALES AREA 465 Sq Ft

FIRST FLOOR OFFICE/SHOWROOM 441 Sq Ft

Central Stores
Bridge Street
Bures Suffolk CO8 5AD

TO LET ON A NEW LEASE

RENT £12,000 Per Annum Exclusive

Old Bakery Mews
6 King Street
Sudbury
Suffolk CO10 2EB

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www.birchallsteel.co.uk

LOCATION

Central Stores Bridge Street is located at the junctions of Bridge Street, High Street and Church Square in the centre of this affluent large village which is bisected by the River Stour which marks the Essex/Suffolk border.

Bures has a population of around 2,000 and is well served with a Doctors Surgery, Primary School, local shops and pubs together with a railway station with services to Sudbury, Colchester and also London Liverpool Street via Marks Tey, the journey time being a little over one hour.

Bures is situated some six miles southeast of Sudbury and nine miles northwest of Colchester with the A12 and A120 both being within 15 minutes' drive time giving easy road access to London and the southeast together with Stansted Airport.

DESCRIPTION

The Central Stores was built in the late Victorian period as a shop and has remained so ever since. It is substantially constructed of traditional Suffolk White brick under a slate roof and it retains the original shop front with distinctive curved glass on the corner. The building is arranged over two floors with a wide staircase leading up to the first floor which is a large open plan area with original double hung sash windows to both the front and side elevations.

The former owner carried out a major refurbishment several years ago which included the complete replacement of the ground floor structure, rewiring, re-plumbing, and the installation of gas fired central heating. The rewiring includes the provision of both floor and wall mounted power points and provision for window and internal displays. A new kitchenette was also provided together with separate ladies and gents cloakrooms. There is rear pedestrian access by means of a right of way leading out onto Bridge Street, but this is restricted to refuse removal.

The building would lend itself to a wide variety of uses within class E, due to its open plan layout and prominent position.

The property provides the following accommodation but please note that all dimensions and areas are approximate:

Ground Floor Sales A light space with good ceiling height.

Internal Width 18'9"

Depth 28'10"

Net Sales Area 465 Sq Ft

A door at the rear leads into a:

Small Kitchenette With stainless steel sink unit and gas fired boiler. Access to:

Ladies & Gents Cloakrooms Each with wc.

A wide staircase from the rear sales area leads to:

First Floor

Office/Showroom

31'2"max x 20' max but providing a net floor area of 441 Sq Ft.

SERVICES

All main services are connected.

RATES

Currently two assessments, Ground Floor - £6,400 and First Floor £4,700. The multiplier is 49.9p. Qualifying occupiers would be entitled to 100% Small Business Rate Relief and further details are available from the agents upon request.

PRICE

£12,000 per annum exclusive

VIEWING

Strictly by prior appointment with the agents:
Birchall Steel Ltd – 01787 883888

First Floor Showroom/Office



View from The Central Stores



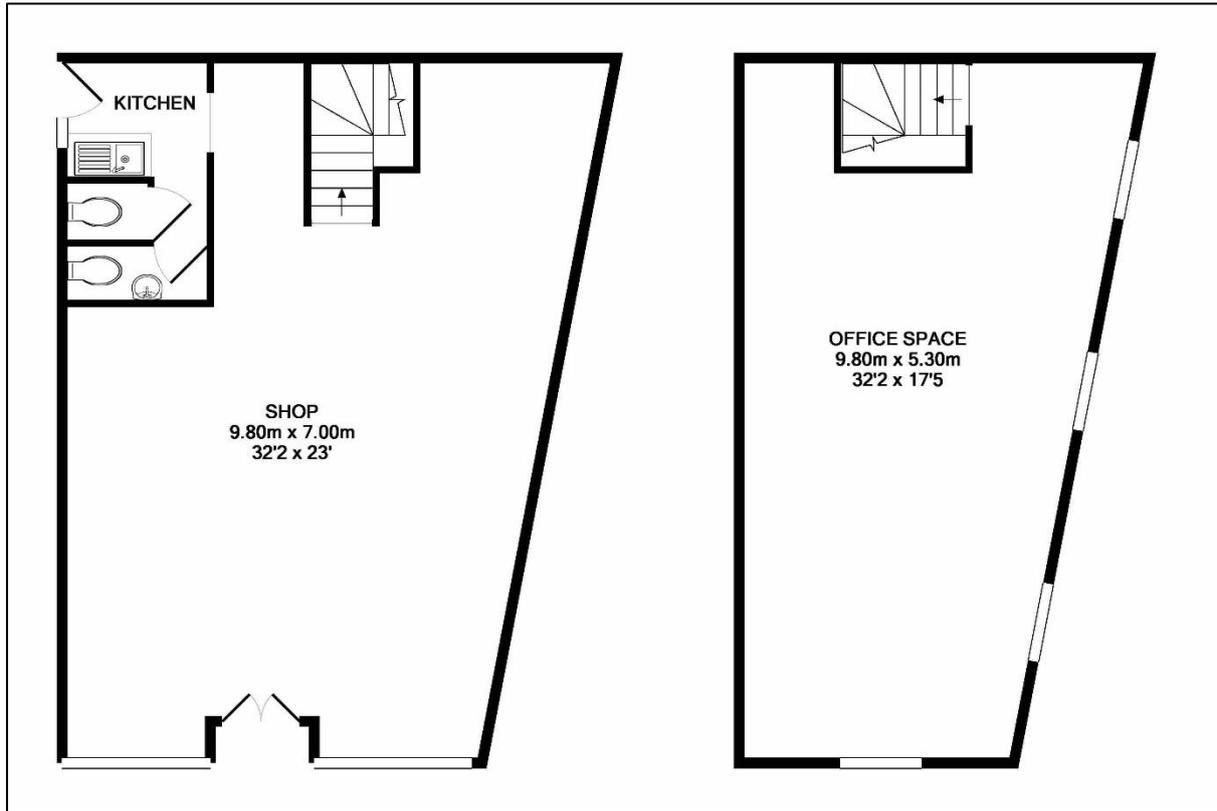
Staircase



St Mary's Church, opposite



Central Stores, Bridge Street, Bures CO8 5AD



EPC Rating C – Valid until 2028

