

SUBSTANTIAL RETAIL PREMISES WITH ON SITE PARKING WITHIN AN HISTORIC LISTED FORMER COACHING INN



**WOULD SUIT A VARIETY OF DIFFERENT USES
INCLUDING RESTAURANT, OFFICE AND RETAIL**

**GROUND FLOOR SALES & ANCILLARY ACCOMMODATION
OF OVER 1,600 SQ. FT.
FIRST FLOOR OFFICES & STAFF 1,400SQ. FT.
ON SITE PARKING FOR AROUND 12 CARS**

THE OLD WHITE HART
Little St Marys
Long Melford, Sudbury
CO10 9HX

TO LET ON A NEW LEASE

£25,000 PER ANNUM EXCLUSIVE

Old Bakery Mews
6 King Street
Sudbury
Suffolk CO10 2EB

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LOCATION

The property is located towards the southern end of Little St Marys close to Long Melford Antiques Centre and the Swayne & Partners veterinary practice. Little St Marys itself is an extension of Hall Street, the principal thoroughfare through the village and where there are a wide range of local shops, pubs and restaurants. Long Melford was recently described in an article in The Telegraph as “the perfect English village” noting its two manor houses, multiple pubs and fine church together with a wealth of independent businesses. The village has a resident population of around 4,000 and attracts a large number of tourists throughout the year, especially in the summer months.

Long Melford is about 3 miles north of Sudbury, 12 miles south of Bury St Edmunds and about 16 miles from Colchester. Stansted Airport, the M11 and Cambridge are all within 45 minutes’ drive time.

DESCRIPTION

The property comprises a substantial Listed period building, the front section of which probably dates from the 19th century, but the building plainly has much earlier origins and is Listed as being of Architectural or Historic Interest Grade II. The building has operated over the last 25 years as The Rug & Carpet Studio.

The building is constructed of a mixture of brick and timber frame and plaster under pitched plain and peg tiled roofs and has been maintained to a good standard. The layout lends itself to a variety of uses including retail, restaurant or offices. Unusually it has extensive on-site parking, space for around a dozen vehicles.

Briefly, the accommodation is arranged as follows but please note that all dimensions and areas are approximate: -

Main Sales Area

Internal Width:	54’6”	
Maximum Depth:	24’	
providing a net sales area of around		740 sq. ft.

Side Sales Area

Internal Width:	12’2”	
Depth:	22’9”	
providing		256 sq. ft.

Central Sales Area/ Workshop

19’ x 13’	providing	247 sq. ft.
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Rear Workshop

21’ x 18’6”	providing	372 sq. ft.
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There is a stainless steel sink unit within this area and also access to:-

Ground Floor

Cloakroom with wc and wash basin.

First Floor

There are staircases from each of the main sales area which give access to four interconnected office/showroom at the front as follows: -

Showroom/

Office 1: 17'4" x 12'6"
but providing a net floor area of 179 sq. ft.

Showroom/

Office 2: 18'4" x 14'3" providing 261 sq. ft.

Showroom/

Office 3: 18' x 14'4" providing 258 sq. ft.

Showroom/

Office 4: 18'4" x 13'8" providing 207 sq. ft.
with access to: -

Large Fitted

Staffroom 16' x 14' and 6'2" x 5'10" providing 260 sq. ft.
door to a small lobby which provides access to **Cloakroom** and Attic Store.

Attic Store usable area of 18'2" x 14'9" providing 268 sq. ft.

Cellar

An external staircase accessed by means of a pair of trap doors leads down to a useful cellar with good headroom and power and light connected but arranged in three sections 15'10" x 12'9", 13'6" x 13' and 16'9" x 12'9" providing a total of just under 600 sq. ft.

Outside

Access at the side of the property over Haywood Drive leads to a pair of double entrance gates opening into a large, enclosed gravel car park with space for around a dozen vehicles.

SERVICES

All main services are connected.

RATES

The rateable value is £18,500. The multiplier for the current year is 49.9p.

Currently, Retail & Hospitality businesses enjoy 75% rate relief and further information is available from the agents upon request.

EPC

An EPC has been commissioned and will be available upon request.

TERMS

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

PLANNING

The building is Listed as being of Architectural or Historic Interest Grade II. The existing use falls within the new Class 'E' which includes retail, restaurant, office and professional and financial services. No planning permission would be required for any such use albeit alternations to the building are likely to require a Listed Building Consent.

RENT

£25,000 per annum exclusive.

VIEWING

Strictly by prior arrangement with the sole agents **Birchall Steel Ltd: 01787 883888**

The Old White Hart, Little St Marys, Long Melford, CO10 9HX

