



**20A Hunts Hill,
Glemsford, Suffolk**

**DAVID
BURR**

20A HUNTS HILL, GLEMSFORD, SUDBURY, SUFFOLK, CO10 7RP

Glemsford is a popular village situated to the West of Long Melford. The village offers many amenities including a school, doctors surgery, public transport facilities and has a selection of shops and public houses. Surrounded by open countryside and farmland, the village is conveniently situated for Long Melford, Sudbury with its commuter rail link to London Liverpool Street (about 7 miles) and Bury St Edmunds to the north (about 12 miles).

An exciting commercial opportunity situated in the heart of a well-served Suffolk village close to other amenities. Currently utilised as a hairdressers/beauty salon with an excellent reputation and client base but with the potential to be re-categorised for other business uses (subject to necessary permissions). A total of three separate rooms offers versatile space and there is the additional benefit of a kitchen, ground floor and first floor cloakrooms and courtyard gardens to both front and rear.

An exciting commercial opportunity within a building of considerable character and measuring in total approx 563 sq.ft.

Storm porch leading to:-

ROOM 1: 19'11" x 13'6" (6.06m x 4.12m) A bright and spacious commercial area currently utilised as a hairdressing salon but with a variety of potential uses. Tiled flooring throughout, exposed timbers to the walls and ceilings and two large windows overlooking the street scene to the front allowing for plenty of natural light. Numerous electrical points and phone sockets throughout. Staircase rising to first floor and opening leading to:-

KITCHEN: 6'10" x 4'11" (2.09m x 1.50m) A convenient space to the rear of the property and containing a matching range of base and wall level cabinets with worksurfaces incorporating a small prep sink, space for an appliance if required, recessed spotlighting and a door opening onto the rear courtyard. Sliding door leading to:-

CLOAKROOM: 4'11" x 2'2" (1.50m x 0.68m) With WC and wash hand basin.

First Floor

ROOM 2: 12'0" x 10'0" (3.67m x 3.04m) With laminate wood effect flooring, window overlooking the street scene below and exposed beams to the walls. Opening leading to:-

INNER LANDING: 4'6" x 4'2" (1.37m x 1.26m) With exposed brick and timbers and further doors leading to:-

ROOM 3: 9'5" x 5'5" (2.86m x 1.65m) With a continuation of laminate wood effect flooring ideal for use as a store room or further treatment room as is currently the case.

CLOAKROOM: 5'1" x 4'2" (1.55m x 1.28m) With exposed timbers to the walls, WC and pedestal wash hand basin with tiled splashback. Access to loft storage space.

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Outside

To the front of the property is a generous paved terrace enclosed by a low-level red brick wall. To the rear is a fully private enclosed **COURTYARD GARDEN: 14'2" x 10'0"** (4.32m x 3.07m) which has been designed with low maintenance in mind.

SERVICES: Main water and drainage. Main electricity connected. Calor gas fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band E – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

PRICE: £800 pcm

VIEWING: Strictly by prior appointment only through DAVID BURR.

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