

DAVID  
BURR

**52 STATION ROAD, SUDBURY,  
SUFFOLK. CO10 2SP**



Sudbury is a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

This versatile investment opportunity occupies a lovely position in the heart of the historic market town of Sudbury. This 3-storey building includes a shop at ground floor, currently let on a rolling tenancy to a tenant keen to remain in-situ with a flat over the remaining 2 floors that is currently vacant.

**An investment opportunity in the heart of this historic Suffolk market town.**

**Guide £250,000**

***BURY ST. EDMUNDS 01284 725525***

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www.davidburr.co.uk*

## 52 STATION ROAD, SUDBURY, SUFFOLK. CO10 2SP

**SHOP:** 36' x 8'8" (10.97m x 2.64m). With a particularly large window frontage onto the street scene and divided into two distinct areas with extensive fitted workbenching, storage space and access to cellar.



**REAR HALL:** Door to courtyard garden.

**KITCHEN/STORE:** 12'2" x 8'5" (3.7m x 2.56m). Fitted storage shelving, kitchen units and butler sink. Separate stainless steel sink unit with mixer tap over.

**CLOAKROOM:** Fitted WC and wash hand basin.

### The Flat

Accessed via its own staircase leading to the first floor:-

**SITTING ROOM:** 12'8" x 11'6" (3.86m x 3.5m). 10'8" high ceiling, picture rail, storage cupboard and attractive period fireplace. Large sash window and staircase to Second Floor.

**KITCHEN:** 10' x 6'6" (3.05m x 1.98m). Fitted with an extensive range of matching modern units. A large sash window provides a roof-scape view. Plumbing for washing machine, integrated electric oven with 4-ring hob and extractor fan over. Space for full-height fridge/freezer. Door to:-

**BATHROOM:** Bath with separate shower over and side screen. Heated towel rail, WC and wash hand basin.

### Second Floor

**BEDROOM:** 14'7" x 14'2" (4.44m x 4.31m). Enjoying views to front and rear taking in roof-tops, gardens and at least 3 Church Towers.

### AGENTS NOTE

The shop space is currently let for £500pcm on a rolling tenancy with a long-term tenant keen to continue in-situ.

The flat is currently vacant with an anticipated rental income of £625pcm.

**SERVICES:** Main water, drainage and electricity. Gas fired heating. **NOTE:** None of the services have been tested by the agent.

**EPC RATING:** Currently awaiting report.

**TENURE:** Freehold.

**WHAT3WORDS:** ///horizons.stuff.statement.

**BROADBAND SPEED:** Up to 1000 Mbps (source Ofcom).

**MOBILE COVERAGE:** EE, Three, O2 and Vodafone – likely (source Ofcom).

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**VIEWING:** Strictly by prior appointment only through DAVID BURR Long Melford (01787) 883144.

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