



Winkworth
LONG MELFORD
01787 326740

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RINGERS YARD

Final
Reductions
Open

Handmade Furniture
01787 377705

DAVID
BURR

9 Hall Street,
Long Melford, Suffolk

9 HALL STREET, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9JF

Long Melford is a fine village characterised by its wide variety of architecture, shops and famous green dominated by the Holy Trinity Church (once described as the most moving parish church in England). The nearby market towns of Sudbury (3 miles) and the cathedral town of Bury St Edmunds (15 miles) offer a comprehensive range of facilities, the former with a commuter rail link to London's Liverpool Street.

No 9 Hall Street is a spacious, versatile commercial property occupying a prominent position in the heart of one of East Anglia's most highly regarded villages. The property is currently arranged to include large well-appointed retail areas at ground floor complete with cellar, large display window and first floor offices.

A substantial commercial premises situated in a prominent central village location.

AREA 1: 6.76m x 5.54m (22' 2" x 18' 2") There is a particularly prominent bay window, exposed studwork, useful display cabinet, fitted gas fire and pretty gothic arch opening to an inner hall with exposed timbers. Further opening to:

AREA 2: 4.22m x 3.91m (13' 10" x 12' 10") With exposed beams, an impressive red brick fireplace (presently sealed) with Oak bresummer, a door from this area links to the side entrance hall if required.

AREA 3: 4.27m x 3.12m (14' 0" x 10' 3") With exposed beams. Door to:

KITCHEN: Fitted storage cupboards and worktops with circular stainless steel sink unit and water connected. Space for fridge freezer.

CLOAKROOM: Tiled floor and fitted WC.

CELLAR: (4.92m x 3.35m) 16'2" x 11' Currently utilised for storage.

First Floor

ROOM 1: (5.51m x 3.22m) 18'1" x 10'7" With a lovely view over Hall Street through large sash windows.

ROOM 2: 3.96m x 3.09m (13' x 10'2 (max) Wide oak floorboards and view to side.

Agents notes

Please note this property is Grade II Listed.

Photographs used are taken from 2022 and are therefore intended as a guide only.

A further **WORKSHOP** to the rear of the property is available via separate negotiation for an additional £3000 p.a. For more information please contact the office.

RENT: £16,000 p.a.

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

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

RATEABLE VALUE: We understand that as of 1st April 2023 the rateable value of the premises was calculated at £9,700. Prospective tenants should make their own enquiries with the council in this respect.

WHAT3WORDS: ///uptown.daylight.hawks

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VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



