



OFF LICENCE
FRESH FOOD

ROSE'S GENERAL STORE

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DAVID
BURR

Bridge Street
Bures Hamlet, Essex

Rose's Store, Bridge Street, Bures Hamlet, CO8 5AD

Rose's Store is a charming and versatile commercial premises prominently positioned fronting the picturesque common land in the highly regarded village of Bures Hamlet, Essex which sits on the bank of the River Stour. Occupying an accessible and visible setting, the property benefits from attractive window frontage and a steady flow of local passing footfall or passing vehicles, making it an appealing opportunity for a variety of retail, office or service based uses. Extending to approximately 530 sq ft, the commercial space is arranged over a single storey and comprises a bright, open-plan space with two front-facing display windows, alongside light, power, and broadband connectivity. If required all current fittings: fridges, freezer, shelving, till and counter desk are available to an incoming tenant via separate negotiation. A useful cloakroom with wash hand basin is also incorporated within the premises.

The flexibility of the internal layout, combined with its prominent position, ensures the property is well suited to a range of occupiers, from independent retailers to professional services. The property offers a flexible and cost-effective commercial space, well suited to independent retailers, boutique operators, or professional services seeking a strong village presence. Its manageable size and adaptable layout allow incoming tenants to configure the space to suit their operational requirements. With its prominent position and established trading location, Rose's Store is expected to generate strong interest within the commercial rental market.

- Prominent position fronting Bures common land
- Approx. 530 sq ft of versatile retail space
- Bright open-plan layout suitable for various uses
- Two front-facing display windows providing excellent visibility
- Established location within the desirable parish of Bures Hamlet
- Accessible setting with regular passing footfall
- Connected services including light, power, and broadband
- Cloakroom with wash hand basin
- Attractive village environment with strong community
- Close proximity to local amenities, shops, and public houses
- Situated near the Dedham Vale Area of Outstanding Natural Beauty
- Branch line railway station with links to London Liverpool St



Bures is a particularly desirable village straddling the Essex/ Suffolk border, renowned for its attractive countryside setting and strong sense of community. The property's position within Bures Hamlet places it within easy reach of local amenities, independent shops, and well-regarded public houses, while also benefiting from regular village events held directly opposite. The surrounding Dedham Vale Area of Outstanding Natural Beauty further enhances the location, offering scenic walks and a high quality of life.

Despite its rural charm, Bures enjoys excellent connectivity, with a branch line railway station providing direct links to London Liverpool Street, making it an appealing destination for commuters and visitors alike. The village also offers convenient access to nearby market towns such as Sudbury and Colchester, broadening the potential customer base and enhancing the property's commercial appeal.



AGENTS NOTE: TENURE: Leasehold

SERVICES: Mains water, drainage and electricity are connected.

NOTE: None of these services have been tested by the agent.

EPC RATING:

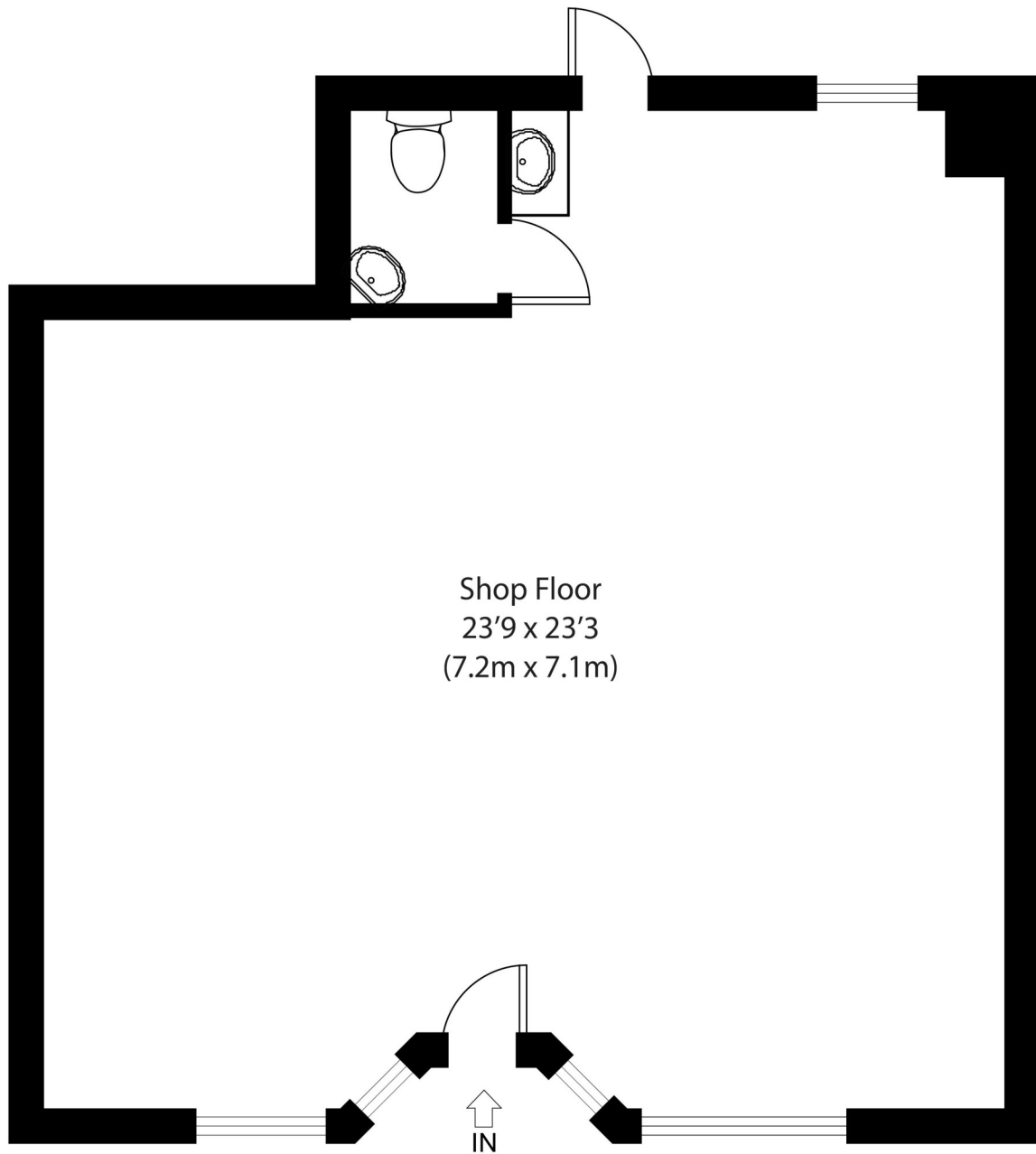
WHAT3WORDS: ///tooth.vintages.blizzard

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree Essex CM7 9HB (01376 552525).

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. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

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.



Ground Floor

Approximate Gross Internal Area
530 sq ft (49 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



