

DAVID
BURR

**8 LITTLE ST MARYS, LONG MELFORD,
SUDBURY, SUFFOLK, CO10 9LB**



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 Liverpool Street (90 minutes).

A business premises located within the centre of one of East Anglia's most highly regarded villages. There is a large main room with character and a kitchen area to the rear.

A business premises in the heart of Long Melford with A3 planning use.

Guide £12,000 per annum

LONG MELFORD (01787) 883144

Castle Hedingham

Clare

Leavenheath

Newmarket

Woolpit

London EC1

www.davidburr.co.uk

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RESTAURANT AREA: (8.36m x 6.17m) **27'5" x 20'3"** With a tiled floor, sash window, high beamed ceiling, doors to:



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.

KITCHEN/STORE: (7.62m x 2.31) **25'0" x 7'7"** Divided into two distinct rooms with the kitchen area having fitted units and twin drainer sink unit. Dishwasher and space for other appliances.

CLOAKROOM: Fitted with WC and wash hand basin.

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

AGENTS NOTE

It is the agents understanding that due to the size of this unit it does not attract business rates, although prospective tenants are advised to seek independent advice on this particular point.

We understand the property has A3 use - restaurants and cafés - for the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.

Tenure to be agreed with the Landlord.

LOCAL AUTHORITY: Babergh District Council, Corks Lane, Hadleigh, IPSWICH, Suffolk IP7 6SJ (01473 822801)

VIEWING: Strictly by prior appointment only through DAVID BURR.

