



**Ruse House Commercial Premises,
Long Melford, Suffolk**

**DAVID
BURR**

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 commercial opportunity situated within a part of the village with a high degree of footfall which sits in close proximity to various other popular amenities. The premises was once operated as a Butcher's business and would still lend itself well to use as the same. Alternatively the property could suit a variety of other businesses (subject to any necessary consents) with generous window frontage and a range of useful outbuildings and storage areas to the rear.

A commercial premises in the very heart of Long Melford with generous outbuildings.

Shop

SHOP FRONT: 22'2" x 17'3" > 14'5" (6.76m x 5.27m > 4.40m)

Previously

utilised by a long standing highly respected butcher's business with excellent window frontage onto a part of the village in close proximity to various amenities ensuring a high level of footfall. Exposed timbers to the walls and ceilings and tiled flooring throughout.

PREPARATION AREA: 12'11" x 9'1" (3.93m x 2.78m) With tiled flooring and walls and a sliding door leading to the outside and a cold store.

Outside

To the side of the property are wooden double gates which give way to a:-

CARPORT: 21'10" x 11'7" (6.65m x 3.54m) The carport provides access into an area of hardstanding which can be utilised for parking by cordial co-operation with the residential neighbour and which also leads onto:-

Abattoir

A large building utilised as part of the butcher's business and with the potential to be repurposed (subject to any necessary consents). Power, light and water connected. Should a tenant not wish to utilise this building, it can be excluded from the lease upon request.

MAIN ROOM: 25'9" x 20'4" (7.84m x 6.19m)

ROOM 2: 13'9" x 19'0" (4.19m x 5.79m)

AGENTS NOTES

The property's current rateable value is set at £12,750 and therefore we understand to be eligible for small business rate relief. Potential tenants should satisfy themselves as to their obligations with the local council prior to signing a lease.

SERVICES: Main water and drainage. Main electricity connected.

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

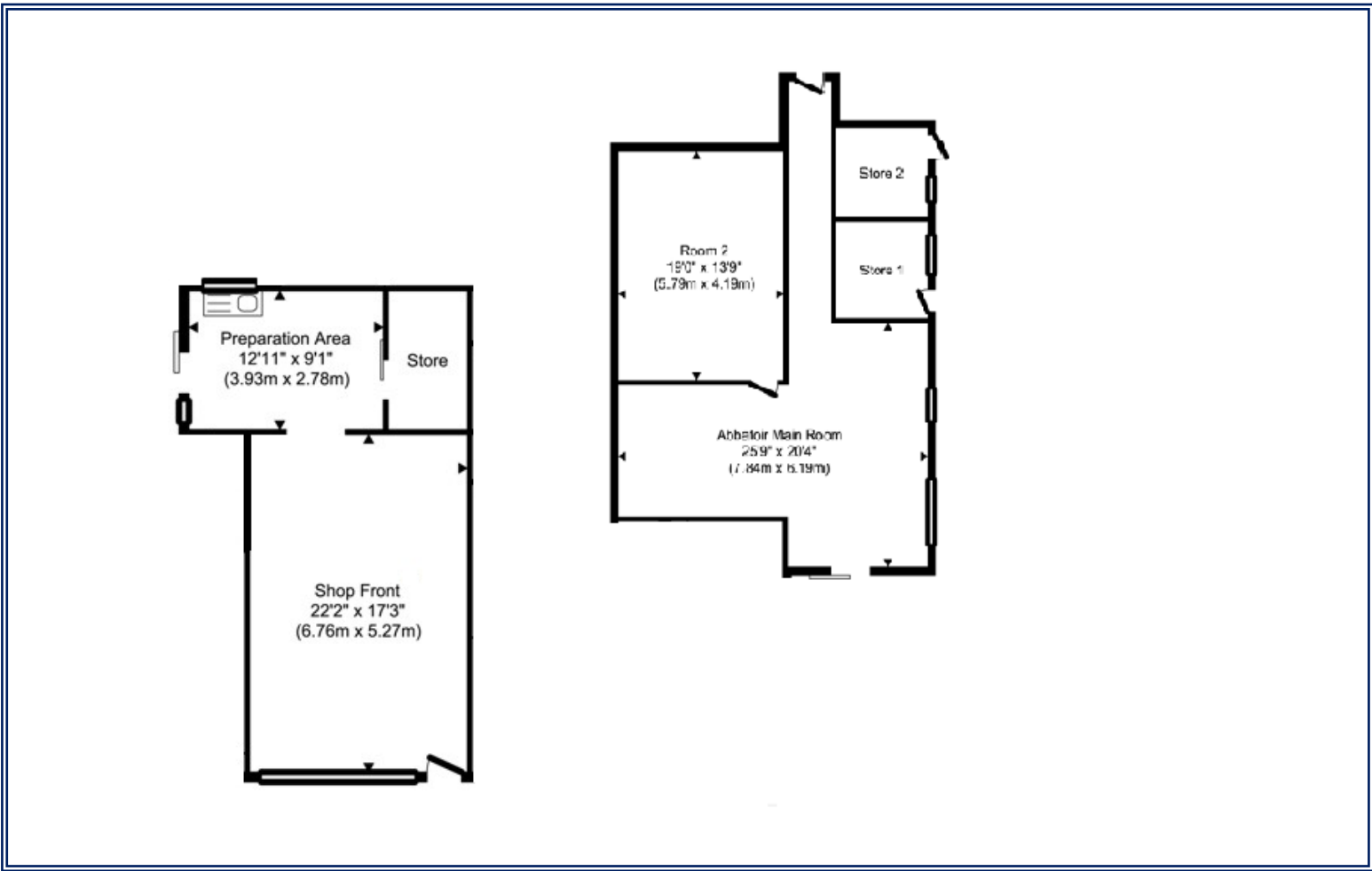
LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

PRICE: £13,200 p.a.

TENURE: Freehold – Please note that a flying freehold exists between the commercial premises and the residential house adjacent.

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.



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