



**The Village Store, 46 High Street,
Ixworth, Suffolk**

**DAVID
BURR**

The Village Store, 46 High Street, Ixworth, Suffolk, IP31 2HJ

Ixworth is a popular and well served village with an excellent range of local amenities including shops, schools, doctor's surgery, village hall, church, café and two village pubs. The Cathedral town of Bury St Edmunds is approximately 7 miles with its extensive range of schooling, shopping, recreational and cultural facilities and 15 miles from the market town of Stowmarket with a mainline rail link to London Liverpool Street.

PRIME COMMERCIAL SPACE ON HIGH STREET, IXWORTH

Situated on the bustling High Street of Ixworth, this commercial premises offers approximately 900 square feet of versatile space, divided into two distinct areas to suit a variety of business needs.

FRONT RETAIL AREA

14'10 x 23' (4.52m x 7.01m). Step into the former shop space, featuring a welcoming frontage directly accessible from the High Street. With a generous size measuring 4.5m x 7.0m, this area boasts ample room for retail displays, shelving, and a counter. Large display windows flood the space with natural light, ensuring maximum visibility and exposure for your business.

REAR OFFICE/STORAGE AREA

18'10 x 29'6 (5.73m x 8.98m). Beyond the front retail space lies a spacious back office/store area, spanning approximately 9m x 5.7m. Ideal for storage or administrative purposes, this area provides the flexibility your business requires. Equipped with side access for added convenience, it features a range of fitted storage units and a sink with drainer, offering practicality and functionality. Additionally, a industrial fridge 10'1 x 9'10 (3.07m x 3.01m) provides storage for perishable goods, while a cloakroom with WC and wash basin ensures the comfort and convenience of both customers and staff.

CLASS E PLANNING PERMISSION

It's worth noting that this premises benefits from Class E planning designation. 'Class E' is a broad category of commercial, business, and service uses, amalgamating former classifications such as retail, financial services, offices, restaurants, health/medical, and more. This flexible designation allows for seamless transition between various business activities without the need for additional planning permissions, providing unparalleled convenience and opportunity for prospective tenants.

PRIME LOCATION, UNLIMITED POTENTIAL

Located in the heart of Ixworth's vibrant High Street, this commercial premises presents an unparalleled opportunity to establish or expand your business. Whether you're looking to open a retail shop, office space, or storage facility, the versatility and convenience of this space make it an ideal choice. Don't miss the chance to make your mark in this thriving community and take your business to new heights at High Street, Ixworth.

SERVICES: Mains water, drainage and electricity are connected. Electric wall heaters. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk District Council. EPC Rating: B

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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 whatever 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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GROUND FLOOR 86.31 sq. m.
(929.01 sq. ft.)



TOTAL FLOOR AREA: 86.31 sq. m. (929.01 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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