



**86-88 Friars Street,  
Sudbury, Suffolk**

**DAVID  
BURR**





# 86-88 FRIARS STREET, SUDBURY, SUFFOLK CO10 2AG

Sudbury is a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

An impressive building in Sudbury Old Town with residential accommodation spread across four floors and a commercial space to the front ground floor. The property also benefits from planning to create a self-contained two-bedroom bungalow with walled garden as well as a boutique hotel/B&B. This prestigious building is in need of significant works however offers great flexible accommodation. This sale is being offered chain free.

## A delightful commercial and residential building.

You are initially greeted by a large quadruple-fronted shop fronted commercial room overlooking Friars Street and in turn down Church Street with lovely period features including a soft red brick fireplace leading onto an inner hall. Six rooms leading off the hall, as well as the staircase, each with their individual quirks and character features. This includes a large double-aspect room with Georgian-style fireplace, exposed floorboards and brick flooring overlooking a private walled garden. This room has been earmarked as the open plan living space for the bungalow accommodation, with the three rooms beyond being bedroom and bathroom accommodation.

There are five large rooms with exposed floorboards and sash window being features in each to the first floor. Two further rooms can be found to the second floor offering wonderful elevated roofscape views over Sudbury. The recently obtained planning permission has been for these to be transformed to five-bedrooms each, enjoying their own en-suite.

Although planning permission has been granted to split the building into a two-bedroom bungalow and a five-bedroom bed & breakfast with a café to the front, this recently obtained planning, offers great scope for buyers to create secondary accommodation or make the property one glorious house with a small commercial element to the front subject to planning.

**OUTSIDE:** To the outside is a single driveway which provides ample **OFF-ROAD PARKING** and in turn access to the timber-framed **CARPORT** and **WORKSHOP** as well as access onto a south-easterly facing walled garden beyond.



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

**EPC RATING:** Band TBC – A copy of the energy performance certificate is available on request.

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

**COUNCIL TAX BAND:** E

**TENURE:** Freehold

**AGENT NOTE:** The is a grade two listed property with both residential and commercial use.

**CONSTRUCTION TYPE:** Timber

**WHAT3WORDS:** broad.riverbank.headrest

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

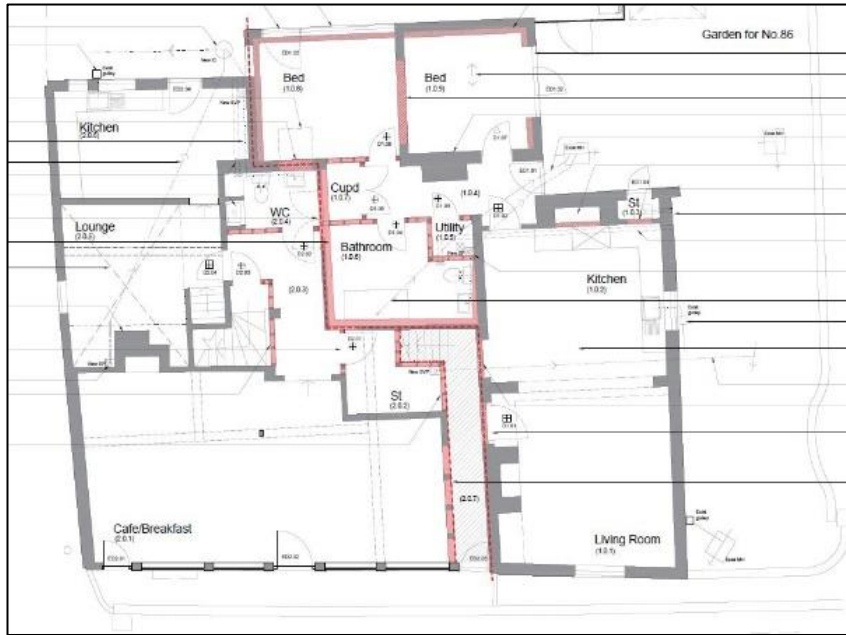
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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.

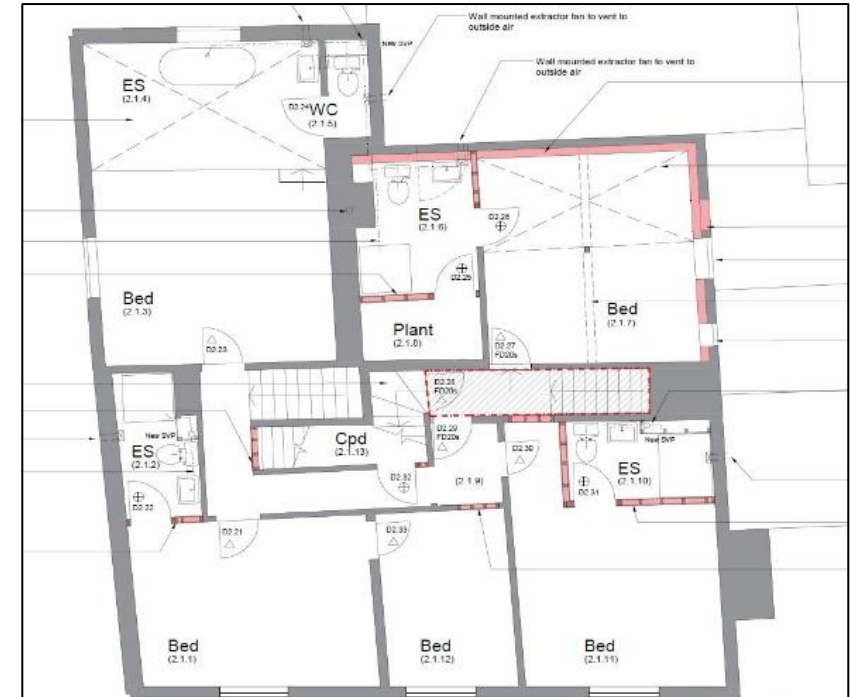
**FLOORPLAN TO BE APPENDED**

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## Ground Floor Plans



## First Floor Plan



## Second Floor Plan

