



DAVID
BURR

**The Coach House, The Green,
Cavendish, Suffolk**

THE COACH HOUSE, THE GREEN, CAVENDISH SUDBURY, SUFFOLK, CO10 8BB

Cavendish is one of Suffolk's prettiest villages nestling on the Essex border close to the River Stour, with picturesque village green, pubs and shops, primary school and parish church. A wider range of facilities can be found at nearby Clare (2 miles), whilst the market town of Sudbury, some 6 miles distant, provides a wide range of amenities including a commuter rail service to London Liverpool Street.

A charming characterful commercial premises situated within a highly regarded village with a wonderful outlook onto the village green. The property contains commercial areas on both the ground and first floor together with a kitchen, storage area and shower room/cloakroom. Unallocated, unrestricted parking is available outside.

A charming commercial opportunity in the heart of a picturesque village.

Front door leading to:-

SHOP FRONT: 16'4" x 15'10" (max) (4.97m x 4.83m) A characterful area with exposed timbers throughout and window frontage with an outlook towards the green. Spiral staircase rising to first floor and doors leading to:-

KITCHEN: 5'6" x 4'2" (1.68m x 1.26m) With base level cabinets incorporating a one-and-a-half sink and with space for a refrigerator.

STORAGE AREA: 11'0" x 4'8" (3.35m x 1.43m) With a stable door leading from the shop front.

First Floor

OFFICE AREA: 10'8" x 9'3" (3.24m x 2.83m) A flexible space with eaves storage, exposed timbers and a skylight. Thumb latch door leading to:-

SHOWER ROOM/WC: Containing a shower base, WC and a wash hand basin with storage below. Exposed timbers and eaves storage.

AGENT'S NOTES

The property is Grade II listed and falls within a conservation area.

We understand that the rateable value for the premises falls below the threshold and therefore does not attract business rates but tenants should satisfy themselves as to their liabilities prior to commitment with the local council.

As is not uncommon with properties of this style there is partially reduced head height on the first floor.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating to radiators. **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).

TENURE: Freehold

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PRICE: £750 per calendar month

CONSTRUCTION TYPE: Timber framed

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. **Speed:** up to 61 mbps download, up to 14 mbps upload

Phone signal: Yes – EE, O2, Vodafone

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/>.

WHAT3WORDS: dusters.outlined.deep

VIEWING: Strictly by prior appointment only through DAVID BURR.

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