

Former Public House with Holiday Cottage and Guest Rooms

FOR SALE OR TO LET

Merrifields

CHARTERED SURVEYORS

Bury St Edmunds | 63 Churchgate Street | Bury St Edmunds | Suffolk | IP33 1RH



- Located between Bury St Edmunds and Sudbury
- Prominent roadside location
- Suitable for A4, A3, A2 and A1 use STPP
- Includes living accommodation
- Includes Income producing holiday lets

Merrifields | 63 Churchgate Street | Bury St Edmunds | IP33 1RH Tel: 01284 700700
www.merrifields.co.uk

DESCRIPTION

The non-trading pub is located in Bridge Street a small settlement on the A134 between Sudbury and Bury St Edmunds.

The main building is timber framed with a brick facade under a slate roof. The building benefits from a restaurant eating area, a commercial kitchen, public WCs and living accommodation on the first floor.

The site includes a converted granary and stables which are of timber construction with a red brick facade and have been converted to provide a holiday cottage and ensuite guest rooms with a private courtyard.

ACCOMMODATION

The property has been measured to produce the following approximate dimensions and Gross Internal Areas:

Public House

Ground Floor:	137.04 sq m	(1,475 sq ft)
First Floor:	87.34 sq m	(940 sq ft)

Granary

Ground Floor:	35.63 sq m	(1384 sq ft)
First Floor:	34.22 sq m	(368 sq ft)

Stables

Stable 1:	15.91 sq m	(171 sq ft)
Stable 2:	17.39 sq m	(187 sq ft)

Total:	327.47 sq m	(3,525 sq ft)
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Bar and restaurant

AVAILABILITY

The premises are available freehold with vacant possession or leasehold on terms to be agreed.

PRICE

£595,000 plus VAT

RENT

£37,500 per annum

VAT

The property has been opted for VAT. Therefore VAT will be charged on the purchase price.

BUSINESS RATES

The Rateable Value is £7,500 (2017).

The residential elements fall into council tax band B.

COSTS

The purchaser will cover any abortive costs incurred by our client.

USE & PLANNING

The premises were previously used as a public house (A4 use) and have most recently been used as a cafe (A3 use), with ancillary residential accommodation on the first floor and in the granary & stables. The premises may be suitable for A2 and A1 use via permitted development rights.

OVERAGE

Any sale may include an overage clause on future residential use.



First Floor bedroom



Living Accommodation



Stables Bedroom



View of front of Granary



Living room of Granary



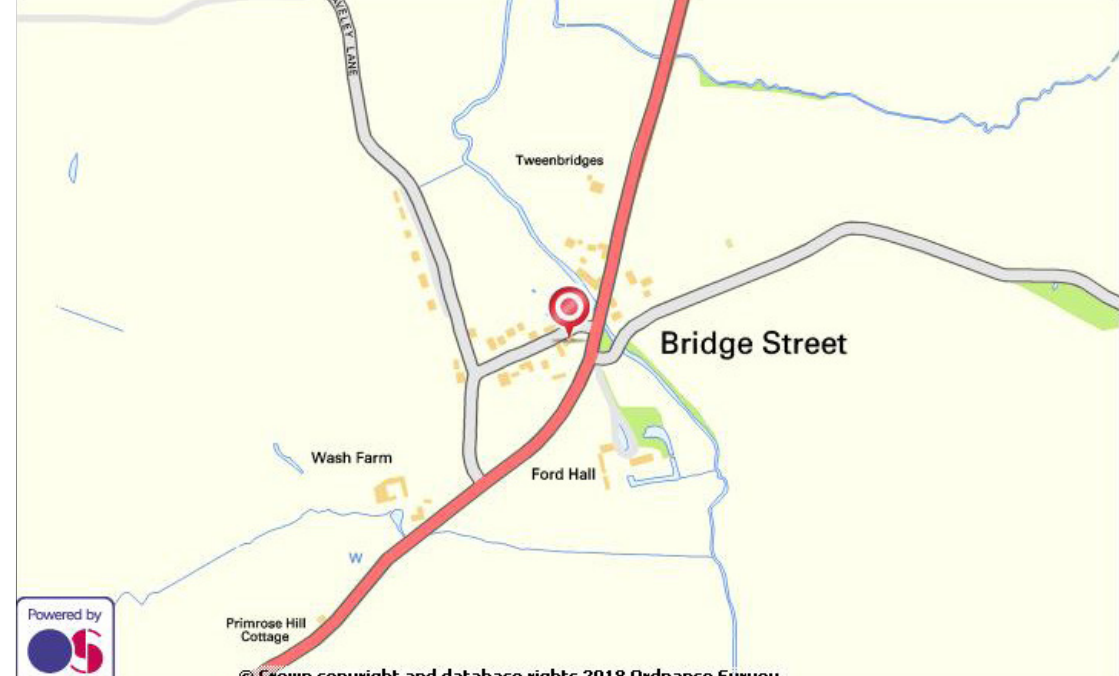
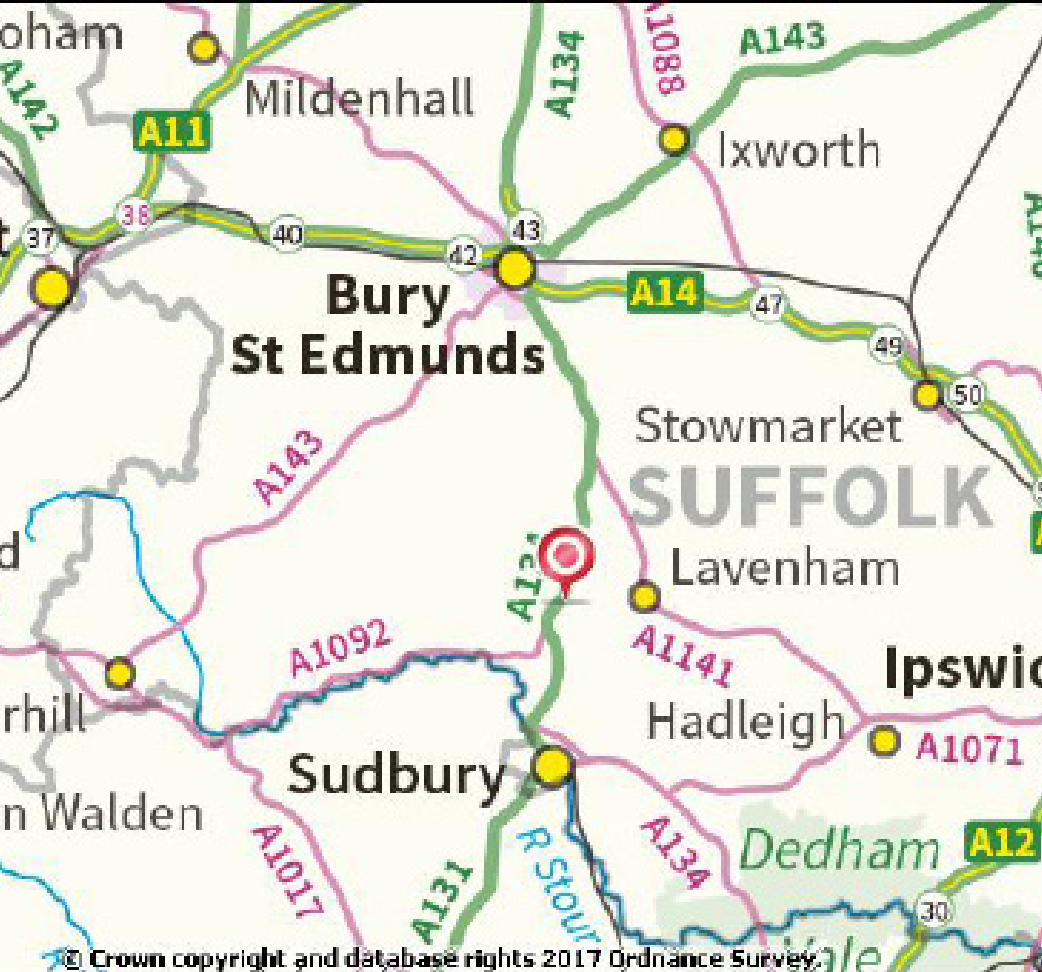
Garden area



Bar area



Commercial Kitchen



LOCAL AUTHORITY

Babergh District Council, Council Offices, Corks Lane, Hadleigh, Ipswich, Suffolk IP7 6SJ. Telephone 01473 822801

EPC

The EPC rating is D (88).

A6170/01.03.2018

Viewings and further information:

Tel: 01284 700700

Email: info@merrifields.co.uk

Merrifields
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Title Plan

Floor Plans - 1:200

Site Plan - 1:750

Location Plan - 1:1250

To be printed @ A4

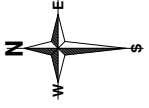
Rose & Crown

Bridge Street

Long Melford

SUDBURY

CO10 9BQ



Location Plan

Pond

Bridge Cottage

Rose Cottage

Site Plan

Rose Cottage

Rose and Crown (PH)

Rose Cottage

Floor Plans

