Public House with Holiday Cottage and Guest Rooms

FOR SALE OR TO LET

Rose & Crown | Bridge Street | Long Melford | Suffolk | CO10 9BQ

Merrifields
CHARTERED SURVEYORS

- Located between Bury St Edmunds and Sudbury
- Prominent roadside location
- Suitable for A4, A3, A2 and A1 use STPP
- Includes living accomodation
- 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 accomodation 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)**

Bar and restaurant

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

PRICE
£525,000 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 accomodation 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

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Stables Bedroom

View of front of Granary

Living room of Granary

Garden area

Bar area

Commercial Kitchen

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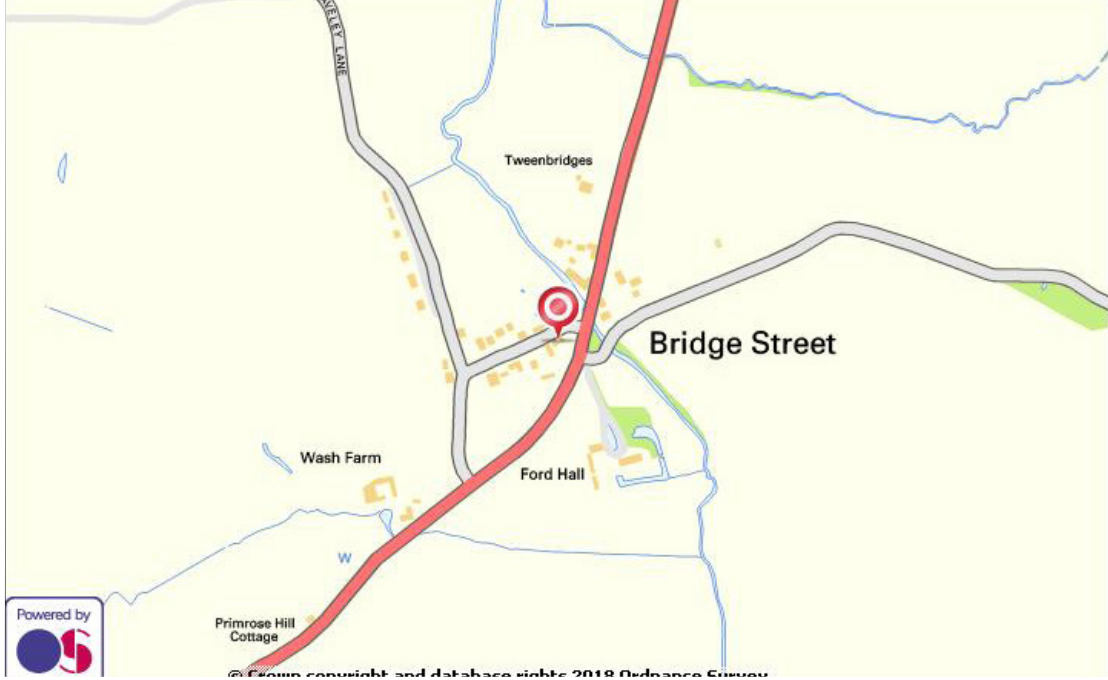

LOCAL AUTHORITY
Babergh District Council, Council Offices, Corks Lane, Hadleigh, Ipswich, Suffolk IP7 6SJ. Telephone 01473 822801

EPC
The EPC rating is D (88).

A6170/01.03.2018

Viewings and further information:
Tel: 01284 700700
Email: info@merrifields.co.uk

Merrifields
CHARTERED SURVEYORS

Sales and Lettings | Property Management | Rent Reviews | Lease Renewals | Valuations | Rating

Merrifields for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Merrifields has any authority to make or give any representation or warranty whatsoever in relation to this property.

Title Plan
Floor Plans - 1:200
Site Plan - 1:750
Location Plan - 1:1250
To be printed @ A4

Rose & Crown
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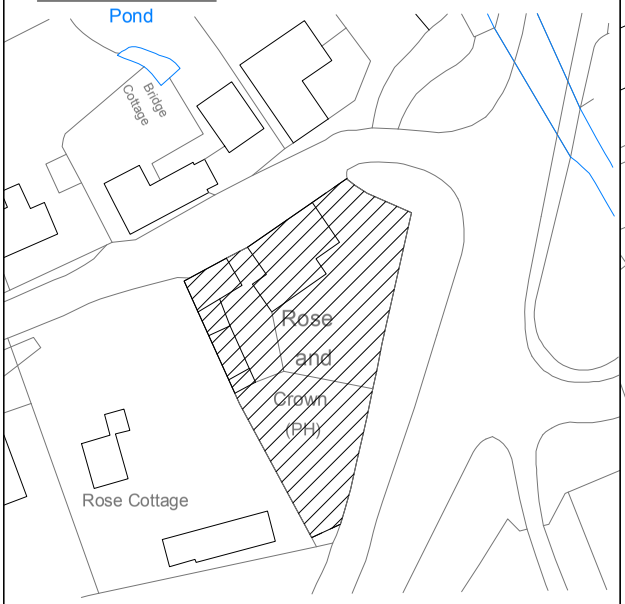
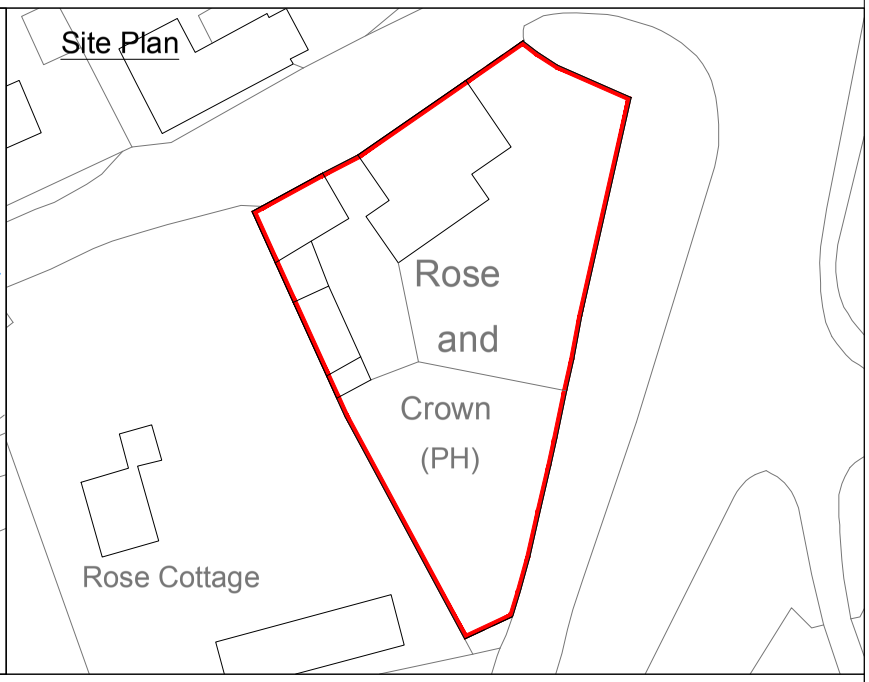
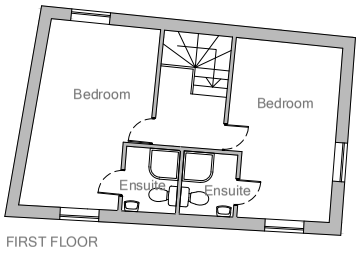
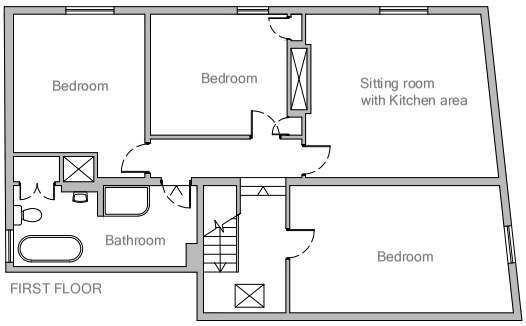
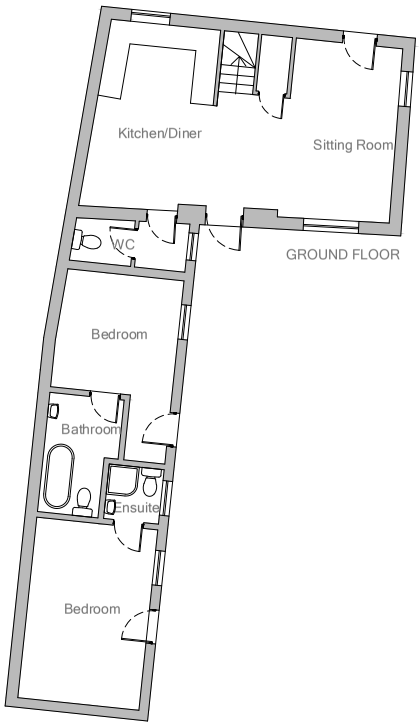
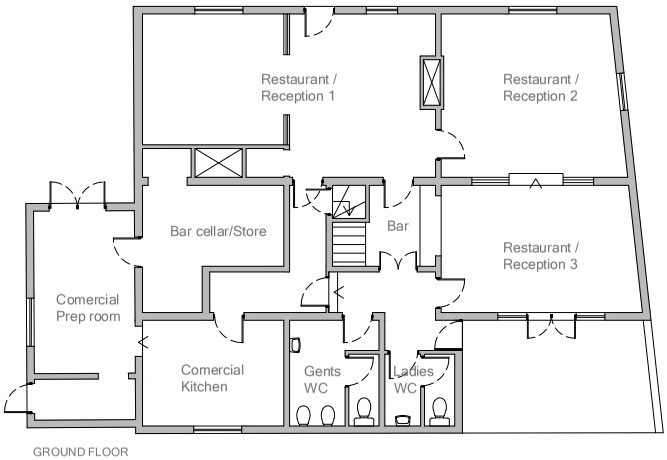
Long Melford
SUDBURY
CO10 9BQ

Location Plan



Site Plan



Floor Plans