

16 Tye Green, Glemsford, Sudbury, Suffolk CO10 7RH



Prominent retail unit with two bedroom flat and land.

- Available with vacant possession (business unaffected due to relocation)
- Generous sized plot
- Rear outbuildings
- Fully fitted retail unit
- Available immediately
- EPC Rating: D

For Sale
Freehold

Retail &
Residential
Property

Details

Location

The property is prominently sited on the east side of the B1065, the principal road into Glemsford Village.

Glemsford is a popular residential location being situated 5 miles to the west of Long Melford. The village offers many amenities to include a school, Doctors Surgery, local shops, public houses and has a public transport link direct to Sudbury.

Description

The property comprises a detached two storey building arranged to provide an attractively fitted ground floor retail unit with triple glazed frontage to Tye Green whilst to the first floor there is a self contained two bedroom flat.

The property is situated on a generous plot with an overall depth exceeding 60 metres and which includes a substantial lightweight outbuilding.

Accommodation

The premises provides the following accommodation and approximate floor areas.

Ground Floor

Retail Area	86.58 sq m	932 sq ft
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First Floor

2 x bedrooms, kitchen, bathroom and large lounge/dining room	GIA 74 sq m	800 sq ft
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Planning

The existing use on the ground floor is A1 retail and is longstanding whilst the residential use to the first floor is similarly established.

Planning consent will be required if the ground floor retail use is to be extinguished and changed to residential and any applicants interested in such a change of use should make their enquiries direct to Babergh District Council Planning Department.

Business Rates

From enquiries of the Local Rating Authority we understand the property is assessed as 'Shop & Premises' with a Rateable Value of £4,700.

The majority of prospective occupiers are likely to benefit from small business rate relief which will give complete exemption.

Occupiers should make their own enquiries of the Local Authority to verify this.

The first floor flat has a Council Tax Band of 'B'.

Title

The freehold interest is available and an extract from it indicating the boundaries of the site is included herewith.

Services

We understand that mains electricity, water and drainage are available but there is no mains gas connection.

Price

The freehold interest is available and offers are invited in excess of £250,000.

VAT

The property is not VAT elected.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

1 Tollgate East, Stanway, Colchester, CO3 8RQ

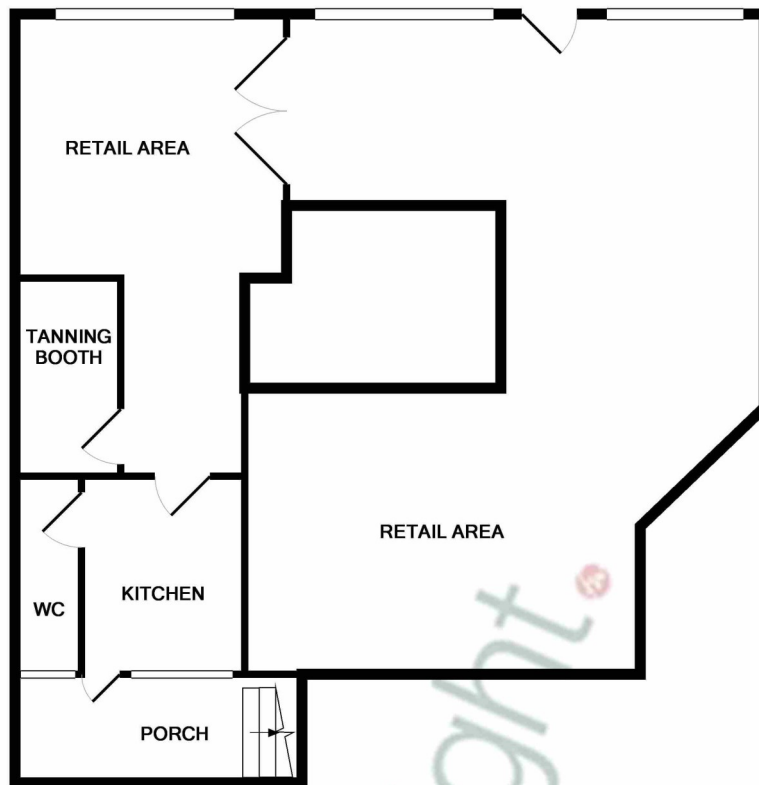
01206 216 565

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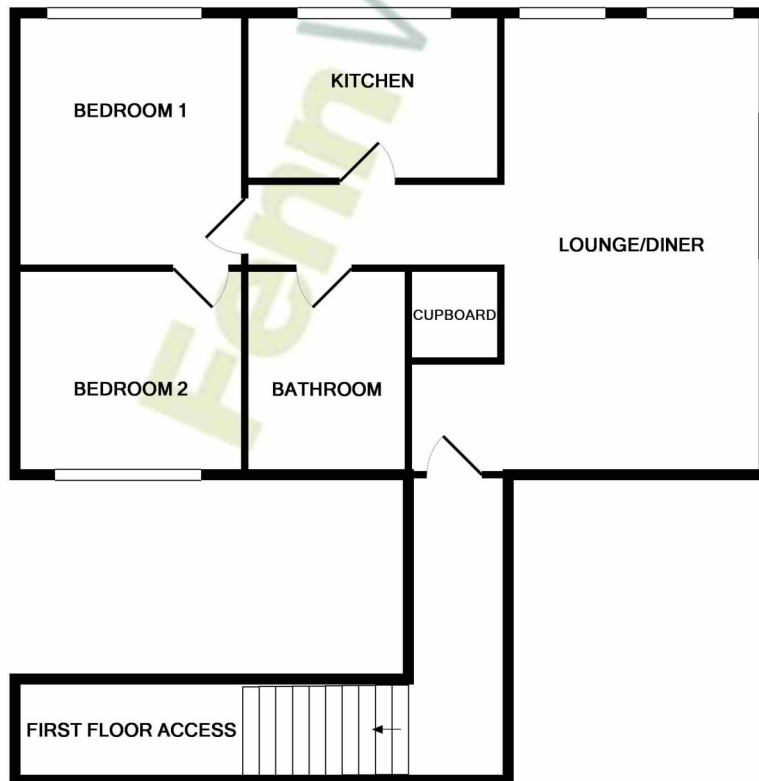
Contact:

Lewis Chambers T. 01206 216562 E.lcc@fennwright.co.uk



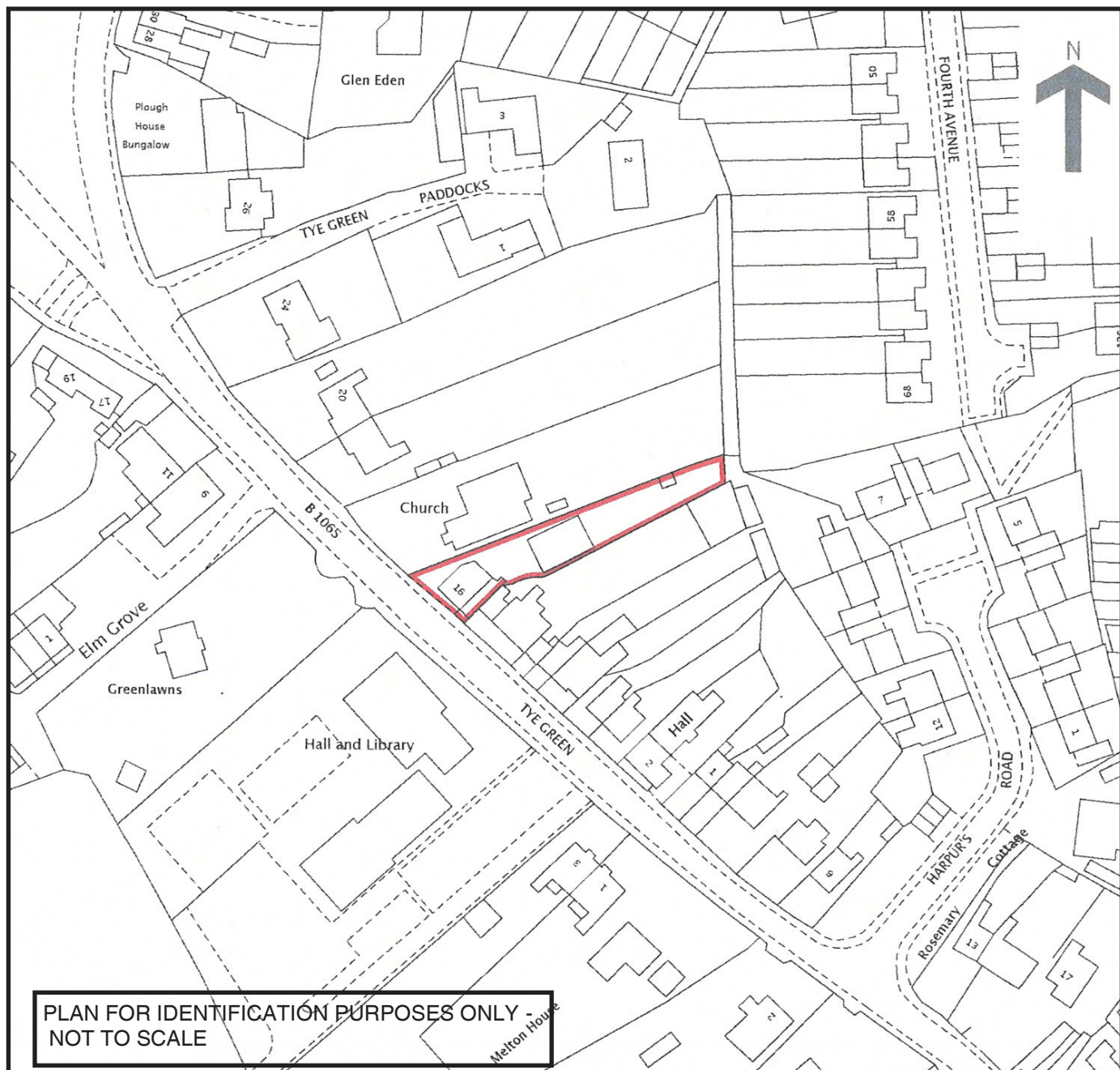


GROUND FLOOR



1ST FLOOR

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For further information

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