

# Birchall Steel Consultant Surveyors

## IMPRESSIVE DOUBLE FRONTED TWO STOREY PREMISES WITH WALLED GARDEN OCCUPYING A CENTRAL LOCATION IN LONG MELFORD



**WOULD SUIT A VARIETY OF DIFFERENT USES  
INCLUDING RESTAURANT, OFFICE & RETAIL**

**GROUND FLOOR OFFICE/SALES & ANCILLARY – 86 m<sup>2</sup> / 926 sq ft  
FIRST FLOOR OFFICE & ANCILLARY – 90 m<sup>2</sup> / 968 sq ft**

Mayflower Hall  
Hall Street  
Long Melford  
CO10 9JT

**EXPOSED TIMBERS THROUGHOUT  
OIL FIRED CENTRAL HEATING  
Offers in the Region of £625,000 Freehold**

Old Bakery Mews  
6 King Street  
Sudbury  
Suffolk CO10 2EB

01787 883888  
Office@birchallsteel.co.uk  
www.birchallsteel.co.uk

## LOCATION

The premises are situated in the heart of Long Melford (southern end of Hall Street) with neighbouring occupiers being a variety of independent cafes, eateries, offices and residents.

Long Melford is an important retail and tourist centre, renowned for its many fine buildings, including Melford Hall, Kentwell Hall and the Holy Trinity Church and for many years was recognised as an international centre for the antiques trade. More recently the retail side has diversified considerably and there are a wide range of restaurants, pubs and hotels.

Long Melford has an expanding resident population of around 4,000 and numbers are greatly swelled by a large influx of tourists through the year. The village is situated some 3 miles north of Sudbury, 11 miles south of Bury St Edmunds and about 18 miles from Colchester. Stansted Airport, the M11 and Cambridge are all within 45 minutes' drive time.

## DESCRIPTION

The property comprises an attractive Grade II Listed building of timber frame and plaster construction. We understand it to be of 17<sup>th</sup> Century origin, under a predominantly peg tile roof and the property is heavily timbered, benefitting from high ceilings promoting a sense of light and space.

Whilst currently being used as office accommodation, the characterful and well-placed premises lends itself to a variety of alternative uses. Mayflower Hall has been restored and maintained to a high standard and in summary provides 3 offices at ground floor level and an additional 4 offices to the first floor. The first floor extends over the neighbouring property by way of a flying freehold.

Please note that all dimensions and areas are approximate:

### **Ground Floor:**

|  |  |                     |
|--|--|---------------------|
| <b>Impressive Entrance Hall:</b><br>(9'8" x 19' 187 sq ft) | Stairs rising to first floor. Doors to front offices.<br>3m x 5.8m | 17.4 m <sup>2</sup> |
|--|--|---------------------|

|   |             |                     |
|---|-------------|---------------------|
| <b>Front Office LHS:</b><br>(14'4" x 15'4" 223 sq ft) | 4.4m x 4.7m | 20.7 m <sup>2</sup> |
|---|-------------|---------------------|

|   |           |                     |
|---|-----------|---------------------|
| <b>Front Office RHS:</b><br>(13' x 12'2" 159 sq ft) | 4m x 3.7m | 14.8 m <sup>2</sup> |
|---|-----------|---------------------|

|   |                         |                     |
|---|-------------------------|---------------------|
| <b>Rear Office Space:</b><br>(26'2" x 9'8") + (7'9" x 6'2") 302 sq ft | 8m x 3m plus 2.4 x 1.9m | 28.6 m <sup>2</sup> |
|---|-------------------------|---------------------|

|   |             |                    |
|---|-------------|--------------------|
| <b>Kitchen:</b><br>(5'6" x 9'5" 52 sq ft) | 1.7m x 2.9m | 4.9 m <sup>2</sup> |
|---|-------------|--------------------|

### **Ground Floor Cloakroom**

|   |            |                     |
|---|------------|---------------------|
| <b>First Floor Landing:</b><br>(36' x 4'3" 154 sq ft) | 11m x 1.3m | 14.3 m <sup>2</sup> |
|---|------------|---------------------|

|   |                              |                     |
|---|------------------------------|---------------------|
| <b>Office 1:</b><br>(15'7" x 15' 238 sq ft)                   | 4.8m x 4.6m                  | 22.1 m <sup>2</sup> |
| <b>Office 2:</b><br>(13' x 14'4" 185 sq ft)                   | 3.9m x 4.4m                  | 17.2 m <sup>2</sup> |
| <b>Office 3:</b><br>(13' x 12'8" 168 sq ft)                   | 4m x 3.9m                    | 15.6 m <sup>2</sup> |
| <b>Office 4:</b><br>(10'5" x 9'5" 100 sq ft) plus door recess | 3.2m x 2.9m plus door recess | 9.3 m <sup>2</sup>  |
| <b>Store:</b><br>(6'6" x 9'5" 62 sq ft)                       | 2m x 2.9m                    | 5.8 m <sup>2</sup>  |
| <b>Kitchen:</b><br>(6'9" x 9'8" 68 sq ft)                     | 2.10m x 3m                   | 6.3 m <sup>2</sup>  |

### **First Floor Cloakroom**

### **OUTSIDE**

An immediate patio leads to the **west facing** and **private walled garden** measuring approximately 29m in length x 10m widening to 15m towards the rear.

A gate provides pedestrian rear access. A right of way exists in favour of Mayflower Hall over a neighbouring driveway. There is extensive and unrestricted parking in Hall Street.

### **Services**

Mains water, drainage and electricity are connected.

### **Price**

Mayflower Hall is available For Sale at offers in the region of **£625,000 for the Freehold.**

### **Rates**

The Rateable Value is £13,000

Multiplier for the current year is 49.9p

**NOTE:** As the RV is less than £15,000 the premises would qualify for a 66% discount on Business Rates to qualifying occupiers.

### **EPC**

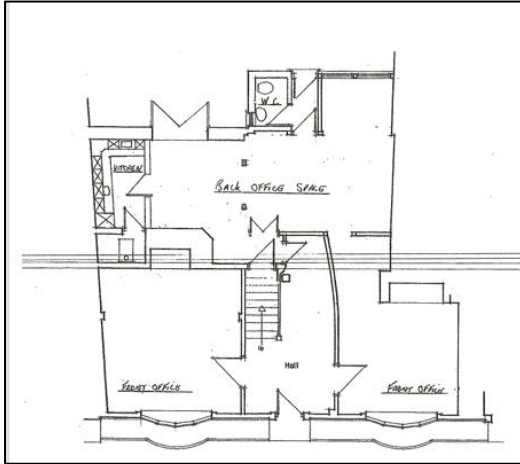
EPC Rating D. Valid until 16.02.35

### **Viewing**

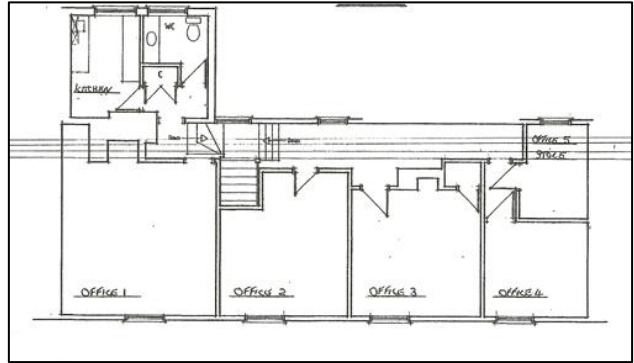
By confirmed prior appointment with the sole agent; Birchall Steel 01787 883888

**Mayflower Hall, Long Melford CO10 9JT**

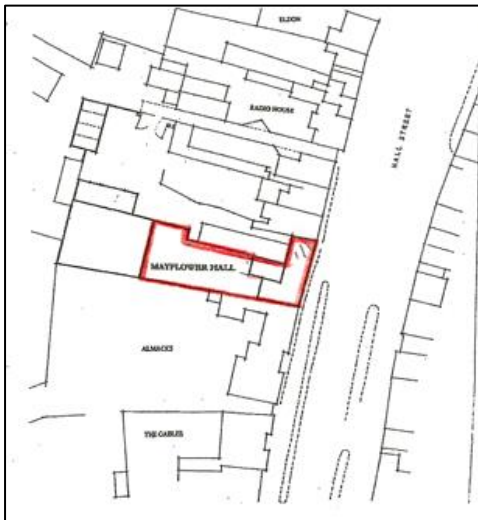
Ground Floor Layout



First Floor Layout



Site Plan



**Mayflower Hall, Long Melford**

Entrance Hall



Landing



Rear - Mayflower Hall

