Hazells

To Let

Bardwell Sports & Community Club

Spring Road, Bardwell, Bury St. Edmunds, IP31 1AB

Bar and Café space within community sports pavilion.

1,949 sq ft
(181.07 sq m)

- Modern premises built in 2018
- Fully fitted and ready for occupation
- Attractive outdoor seating area
- Rural Suffolk location overlooking cricket green
- Ample parking with 30+ spaces in total
- Available Immediately on a concession agreement

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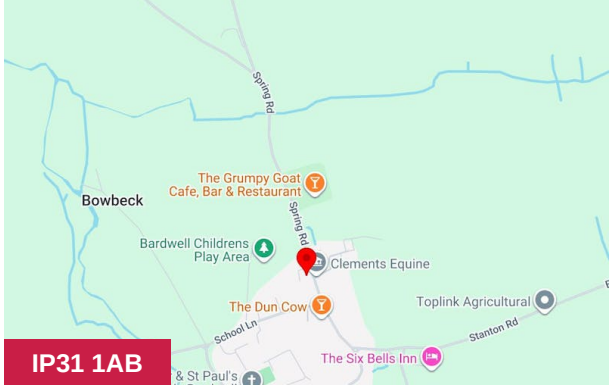
Summary

Available Size	1,949 sq ft
Rent	£12,500 per annum
Business Rates	Needs to be assessed
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry



Description

This modern clubhouse building is of block and brick construction with a timber weatherboard exterior and a pan-tiled roof.

Inside, there's a good-sized open-plan restaurant/bar area with a vaulted ceiling and large double-glazed windows looking out over the playing fields. It comes with a fully fitted bar and commercial kitchen, with the kitchen including cooker, fryer, grill, double sink basin and extractor hood. There is also male and female WCs and ancillary storage areas.

Outside, there's a covered external dining/seating area overlooking the fields, along with a large gravel car park at the front and a children's play area.

Location

Situated in the village of Bardwell, west Suffolk, approximately 10 miles north of Bury St Edmunds with good road links via the A143. The property sits within the grounds of the local sports club which benefits from a Cricket field and playground area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Bar/Restaurant & Ancillary	1,949	181.07	Available
Total	**1,949**	**181.07**	

Terms

The property is available on a concession agreement of either the bar and cafe venture combined or the cafe venture individually. Further terms upon request from the agents.

Viewing & Further Information

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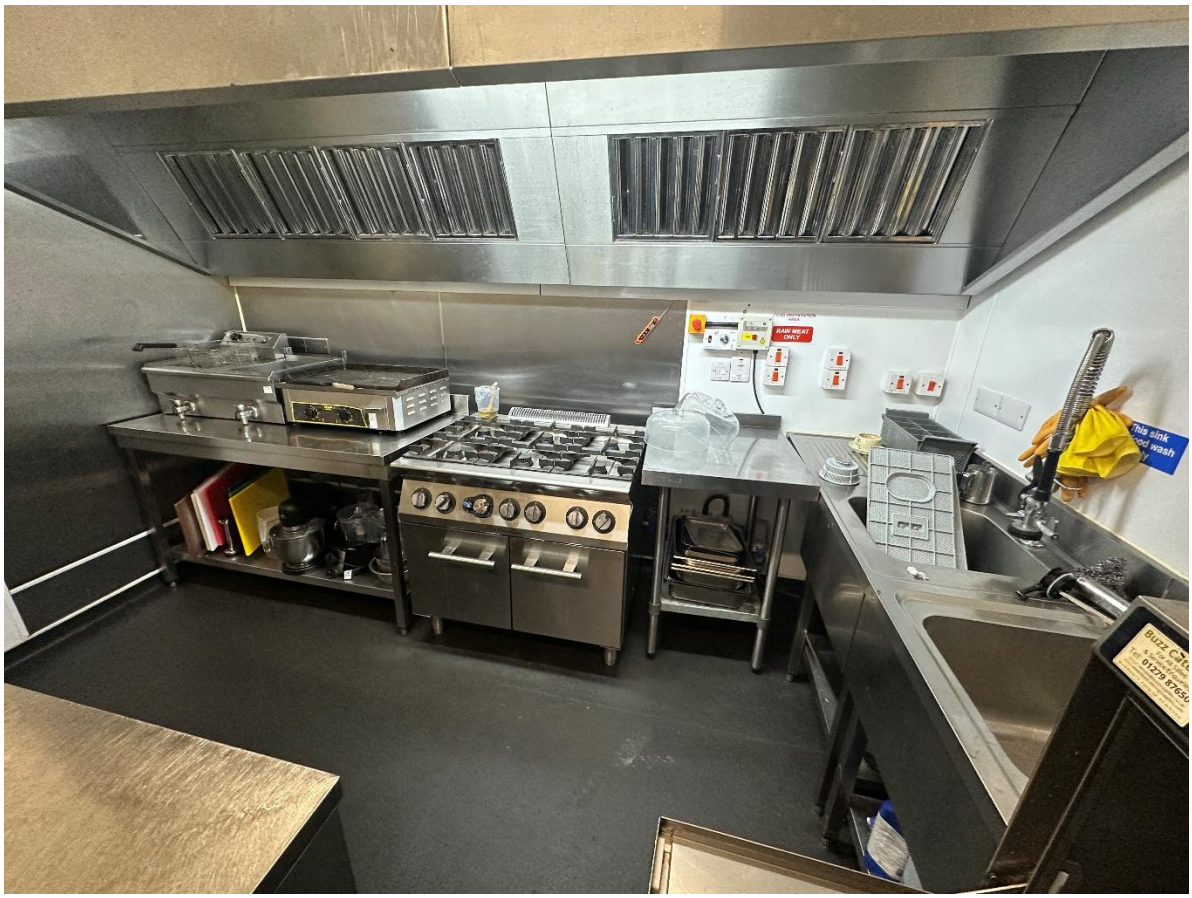
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