

Birchall Steel Consultant Surveyors

PRIME TOWN CENTRE RETAIL UNIT WITH FIRST FLOOR STAFF/STORAGE



**GROUND FLOOR ABOUT 794 SQ FT
FIRST FLOOR ABOUT 715 SQ FT**

98 North Street
Sudbury
Suffolk
CO10 1RF

TO LET ON A NEW LEASE

£25,000 Per Annum Exclusive Plus VAT

Old Bakery Mews
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Birchall Steel Limited trading as Birchall Steel Consultant Surveyors
Registered Office: 61 Station Road – Sudbury – Suffolk – CO10 2SP – Company No: 08571498
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LOCATION

The premises occupy a prime position in the heart of Sudbury town centre on the intersection between North Street and East Street. Nearby occupiers include the recently opened Toast Café, Holland and Barrett and Iceland together with other independent retailers, pubs and eating establishments. Sudbury provides free short-term parking with two car parks being within a few minutes' walk along with the bus and railway station.

The market town of Sudbury is a busy and expanding town located on the Essex/Suffolk border and is also a popular tourist destination well known for its association with the artist Thomas Gainsborough's House is due to be completed later this year. Sudbury has seen considerable growth in recent years, and this will continue as development has just begun on the Chilton Woods scheme which will provide a further 1,000 new homes.

Sudbury is situated some 14 miles northwest of Colchester, 13 miles south of Bury St Edmunds and about 40 minutes' drive from Stansted Airport and the M11.

DESCRIPTION

The building is constructed of brick with rendered elevations under a tiled roof. At first floor level there is ancillary storage alongside wc and kitchen facilities. Formerly occupied by Mountain Warehouse 98-99 North St is due to be separated to provide two retail areas as was the original design in the late 1960's.

The property provides the following accommodation but please note that all dimensions and areas are approximate:

| | |
|--------------------------------|--------------------|
| Net Frontage | 16'6" |
| Internal Width | 16'2" |
| Rear Width | 12'11" |
| Ground Floor Sales Area | 794 sq. ft. |

Cloakroom with usual facilities

First Floor Staff/Stock **715 sq. ft.**

Outside Rear loading is available, access gained via East Street.

SERVICES Mains water, electricity (3 phase) and drainage are connected.

RATES The premises are yet to be assessed for rates.

TERMS The premises are available To Let on a new full repairing and insuring lease for a minimum term of three years.

RENT £25,000 per annum exclusive **VAT** The premises are subject to VAT.

VIEWING By prior appointment with the agent: **Birchall Steel Ltd: 01787 883888**



Energy efficiency rating for this property

This property's current energy rating is C.

