

Birchall Steel Consultant Surveyors

ESTABLISHED RESTAURANT PREMISES OCCUPYING A PROMINENT CORNER SITE CLOSE TO THE TOWN CENTRE BUT WITH POTENTIAL FOR ALTERNATIVE USES INCLUDING RESIDENTIAL DEVELOPMENT



CURRENTLY CONFIGURED AS A BAR & RESTAURANT ON GROUND FLOOR LEVEL AND LARGE FUNCTION ROOM ON THE FIRST FLOOR.

ABOUT 1,900 SQ FT GROSS INTERNAL FLOOR AREA

SCHEMES PREPARED FOR CONVERSION TO UP TO 4 FLATS

10 Station Road
Sudbury
Suffolk
CO10 2SS

FOR SALE FREEHOLD

OFFERS INVITED IN THE REGION OF £295,000

Old Bakery Mews
6 King Street
Sudbury
Suffolk CO10 2EB

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LOCATION

The premises occupy a prominent corner site at the junction of Station Road and Hamilton Road virtually adjacent to the town centre bus station and within 5 minutes' walk of the railway station, shopper's car parks and the primary shopping centre. Both Waitrose and Roys are a few yards away as is the Kingfisher Leisure Centre and Sudbury water meadows.

Sudbury itself is a busy and expanding market town with a population of around 22,000 (including Gt Cornard) but which serves a much wider catchment area. The town has seen considerably growth in recent years, and this is likely to continue now that the long-awaited Chilton Woods development of around 1,000 new homes is underway. Sudbury is located some 13 miles south of Bury St Edmunds, 14 miles northwest of Colchester and both the M11 and Stansted Airport are within 40 minutes drivetime.

DESCRIPTION

The property comprises an attractive period building constructed partly of brick and partly of stud and plaster with part weatherboarded elevations under a pitched pan tiled roof. The property has traded successfully for many years as a licenced restaurant and the vendors would willingly sell the fixtures, fittings, and equipment for a modest consideration.

The building is not Listed and whilst it is located within the town centre Conservation Area it has clear potential via the route of Permitted Development for residential conversion and the vendors have commissioned schemes showing schemes for the building to be converted into either two large 2-bedroom flats or four 1-bedroom flats and the plans are attached.

As currently operated, the property provides the following accommodation but please note that all dimensions and areas are approximate:

Ground Floor Restaurant & Bar

44'6" maximum x 16'6" maximum but providing a net floor area of 520 sq. ft.

At the front and adjacent to the bar there is a beer store 7'2" x 7'10" providing 61 sq. ft.

Open Kitchen in two sections 9'3" x 8' & 8'8" x 7'6" providing a combined floor area of 140 sq. ft.
and provides a cooking servery area with comprehensive extraction system and further food preparation area with commercial stainless-steel sink.

Rear Washing Up Area & Store 17' x 5'9" average providing 98 sq. ft.

At the rear of the main restaurant is an accessible cloakroom with wc and washbasin.

The second entrance door from Station Road leads to a small entrance lobby with door into the restaurant and easy riding staircase leading to a large landing off which are well fitted ladies and gent's cloakrooms. Further door from the landing leads to:

First Floor Function Room/Lounge

In two sections 17'9" x 17'9" & 30'4" x 11'6" maximum and providing a net floor area of 645 sq. ft. with access to:

Staff Room/Store 13'4" x 9'10" & 8'10" x 9'3" and providing a net floor area of 205 sq. ft.

Outside

The building fronts Station Road with a long return frontage to Hamilton Road but at the rear is an area of hard standing currently utilised for the siting of a large cold store which is also available by separate negotiation.

SERVICES

All main services are connected including a 3-phase electrical supply. Heating is by means of a gas fired radiator system.

RATES

The rateable value is £13,750. The rateable value under the new rating effective from 01/04/2023 is also £13,750. The property would qualify for Small Business Rate Relief amounting to 41.6%. For the rating year 2023/24 the Government have extended the Retail & Hospitality Relief to 75%.

VAT

The property is not elected for VAT, therefore no VAT will be payable on the purchase price.

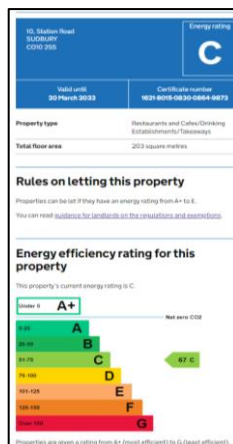
TERMS

The property is available For Sale Freehold with vacant possession. The trade fixtures, fittings and equipment is available for a modest sum by separate negotiation.

PRICE Offers invited in the region of **£295,000 for the Freehold.**

VIEWING Confirmed prior appointment with Birchall Steel 01787 883888

EPC:





NOTES:

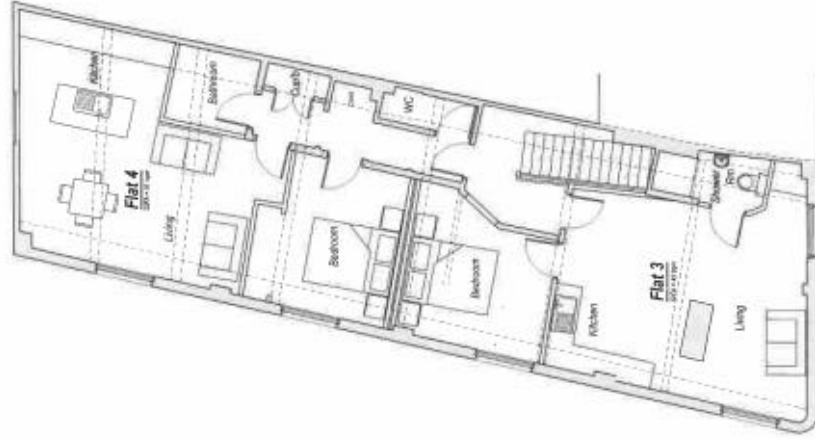
- Scale 1:500 for 1:50
- Scale 1:500 for 1:250
- Scale 1:500 for 1:125



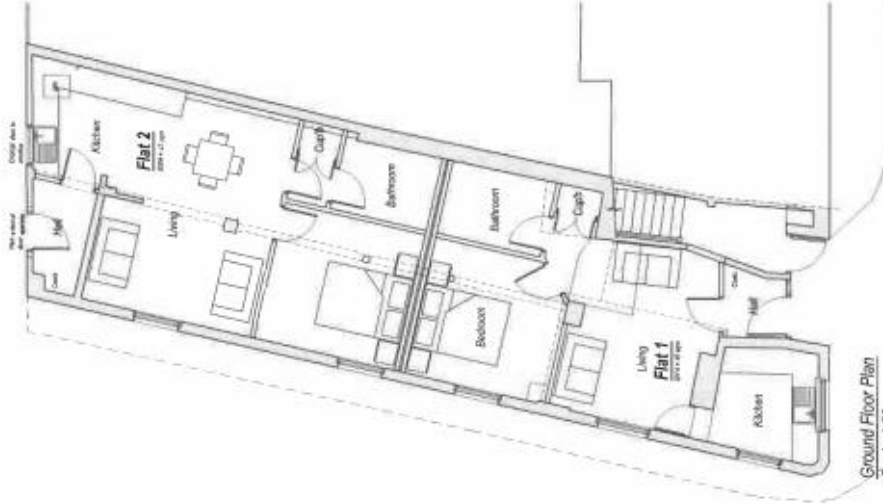
Location Plan
Scale 1:1250



Site Plan
Scale 1:500
Proposed



First Floor Plan
Scale 1:50
Proposed



Ground Floor Plan
Scale 1:50
Proposed

<p>Feasibility</p>	
<p>Sinclair Davidson & Burns Architectural & Building Services Working Together Domestic • Residential • Commercial Tel: 01787 837360 www.sinclair-davidson.co.uk</p>	
<p>James & Bailey 33-35 Dunelm, CO11 2SS Proposed Residential Construction 4 Flat Conversion</p>	
<p>Approved Floor Plans Site & Location Plans</p>	
Date:	Author:
Jan '18	AJ Green @ 11 AM
Sheet:	Rev:
915.17.02	1

NOTES

1. Refer to sheet for site plan.
2. All dimensions are in feet.
3. All walls are 1/2" thick.
4. All doors are 3'0" wide.



Feasibility

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Client	Summit Design & Build
Project	Summit Design & Build
Phase	Feasibility Study
Drawn	J. Smith
Checked	M. Jones
Date	05/15/2023

