

# Birchall Steel Consultant Surveyors

**SUBSTANTIAL GROUND FLOOR RETAIL PREMISES  
CURRENTLY UNDERGOING EXTENSIVE  
REFURBISHMENT & REDEVELOPMENT  
IN A PRIME POSITION IN THE HEART OF  
THE TOWN CENTRE**



**(Archive Photographs\*)**

**MINIMUM INTERNAL WIDTH 30FT.  
AVERAGE DEPTH 107FT.  
GROSS INTERNAL GROUND FLOOR AREA ABOUT 3,400 SQ. FT.**

**TO BE REFURBISHED TO AN AGREED SPECIFICATION  
NEW SUSPENDED CEILING  
REAR ACCESS FROM NORTH STREET CAR PARK**

12 North Street  
Sudbury  
CO10 1RB

**TO LET ON A NEW LEASE  
RENT £35,000 Per Annum Exclusive**

Old Bakery Mews  
6 King Street  
Sudbury  
Suffolk CO10 2EB

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## **LOCATION**

The premises occupy a prime position on the west side of North Street which combined with Market Hill is the town's principal shopping area. Nearby multiple retailers include Iceland, Peacocks, Caffé Nero, WH Smith, Boots Opticians and New Look. The premises are situated a few yards to the south of the pedestrian walkway through to the North Street shopper's car park and is opposite the principal pedestrian entrance into the Girling Street car park which is also well used. The town's railway and bus stations are both within a few minutes' walk.

Sudbury is a busy and expanding town with a population of around 25,000 (including Great Cornard) but which serves a much wider catchment area. The town has seen considerable growth in recent years, and this is continuing following the start of the Chilton Woods development which will provide a further 1,000 new homes. Sudbury is situated some 13 miles south of Bury St Edmunds, 14 miles northwest of Colchester with Stansted Airport and the M11 being within 40 minutes' drivetime.

## **DESCRIPTION**

The property comprises a substantial ground floor shop unit which was occupied for many years by Glasswells. The upper parts of the building are being redeveloped residentially and at the same time the building is being extensively refurbished. The ground floor shop unit is all on a single level with staff and cloakroom facilities to be provided at the rear. The final layout is yet to be determined but plans showing the alternative arrangements are attached.

The final specifications and scope of works will be subject to an agreement with the incoming tenant but will include new staff cloakroom and restroom facilities, a suspended ceiling throughout and a new glazed entrance providing rear access from the North Street car park.

The shop provides the following accommodation but please note all dimensions and areas are approximate: -

Front Width	32'6"
Minimum Width	30'
Average Depth	107'2"
Gross Internal Ground Floor Area	3,397 sq. ft.
Anticipated Net Sales Area circa	3,000 sq. ft.

## **SERVICES**

Main Water, Drainage and Electricity (3-phase supply) will be connected.

## **EPC**

A new EPC will be provided at completion of the works.

## **RATES**

The property is to be reassessed for rates but the current assessment which is based on the whole building would suggest a rateable value of between £36,000 and £40,000.

The multiplier for the current year is 49.9p.

## **TERMS**

The shop is available to let on a new lease on effectively full repairing and insuring terms for a term to be agreed. The final specification of the refurbishment and fitting out works will be subject to agreement with the incoming tenant.

## **RENT**

£35,000 per annum exclusive.

## **VAT**

The building is elected for VAT.

## **VIEWING**

Viewing is strictly by prior appointment with the sole agents:  
**Birchall Steel Ltd: 01787 883888.**



**(Archive Photographs\*)**

\* Please note that the building is currently undergoing alteration and refurbishment and the photographs shown are taken from archive to illustrate the general configuration of the building.