

Birchall Steel Consultant Surveyors

**DUE TO RELOCATION
PRIME FITTED SHOP UNIT IN AN EXCELLENT TRADING
LOCATION IN THE HEART OF THIS BUSY MARKET TOWN**



**NET SALES AREA 535 SQ. FT.
POTENTIAL SALES AREA 759 SQ. FT.
ANCILLARY OFFICE & STAFF FACILITIES 203 SQ. FT.
FULLY FITTED UNIT
AIR CONDITIONED & HEATED SPACE
SINGLE CAR PARKING SPACE**

10 Market Hill
Sudbury
CO10 2EA

**TO LET ON A NEW LEASE
£25,000 PER ANNUM EXCLUSIVE plus VAT**

Old Bakery Mews
6 King Street
Sudbury
Suffolk CO10 2EB

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office@birchallsteel.co.uk
www.birchallsteel.co.uk

LOCATION

The premises occupy a prime trading position between Savers and Costa and a few doors away from Boots, Specsavers, Greggs, and Nationwide Building Society. The property overlooks the Market Hill where market days are Thursday and Saturday but where otherwise there is extensive free public car parking. The main shopper's car parks and bus and railway stations are also within a few minutes' walk.

There is rear vehicular access from Burkitts Lane which leads to a private parking area where there is a single space allocated to the premises.

Sudbury itself is a busy and expanding market town located on the Essex/Suffolk border and which has seen considerable growth in all sectors in recent years and this is likely to continue with significant new residential development taking place in the town including the Chilton Woods development which will provide around 1,000 new homes. Sudbury is situated some fourteen miles south of Bury St Edmunds, fifteen miles northwest of Colchester and twenty-three miles from the county town of Ipswich. The town has train services to London via Marks Tey with Stansted Airport and the M11 being within around forty-five minutes drivetime.

DESCRIPTION

The property comprises a ground floor lock up shop with basement storage which forms part of a larger three storey building which is Listed as being of Architectural or Historic Interest Grade II and is constructed predominantly of brick under a slate roof. The property has been occupied for many years by the Suffolk Building Society (formerly the Ipswich Building Society) who are relocating close by to larger premises.

Although configured to the requirements of the tenants, the shop has been fitted out to a high standard with suspended ceilings throughout and the space is heated by means of a gas fired radiator system and is also air conditioned. The accommodation is currently configured to provide a customer area and serving counter at the front with a large lobby beyond leading to a private office, staff room and wc's, with rear door leading to the parking area. There is potential to significantly enlarge the sales area if required.

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

Main Sales/Customer Area

Internal Width: 14'3" Depth: 37'4"

Existing Sales Area: 535 sq. ft.

Potential Sales Area: 759 sq. ft.

Hallway/Lobby with access to –

Private Office: 10'8" x 10'8" providing 114 sq. ft.

Kitchen/Staff Room: 10'10" x 8'3" providing 89 sq. ft.

Ladies and Gent's

Cloakrooms: Well fitted and each with wc and wash basin.

A narrow staircase provides access to the basement in two parts, the front section measuring overall 18' x 13'3" and the rear 14' maximum x 13'4" maximum, the two areas providing a combined area of approximately 386 sq. ft.

Outside

At the rear of the property is a private car park accessed from Burkitts Lane and within which is a single parking space allocated to the shop.

SERVICES

All main services are connected.

RATES

The rateable value is £18,750. The multiplier for the current year is 49.9p.

Currently the Business Rates liability is substantially reduced by the Retail & Hospitality Relief Scheme where qualifying businesses enjoy a 75% discount on the rates payable.

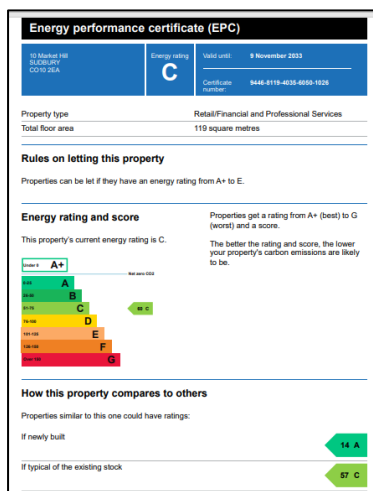
TERMS

The property is available to let on a new lease on effectively full repairing and insuring terms for a term to be agreed.

RENT

£25,000 per annum exclusive plus VAT

EPC



VIEWING

Viewing strictly by prior appointment with the joint sole agents:

Birchall Steel Ltd: 01787 883888

or

ELSOM SPETTIGUE ASSOCIATES

01394 446480

