

Birchall Steel Consultant Surveyors

LANDMARK FORMER BANK PREMISES SUITABLE FOR A WIDE VARIETY OF ALTERNATIVE USES IN THE HEART OF THE TOWN CENTRE



**GROUND FLOOR OF OVER 3,000 SQ. FT.
BASEMENT, STRONG ROOMS & STORAGE 950 SQ. FT.
UPPER PARTS OF MORE THAN 3,000 SQ. FT. WITH POTENTIAL
FOR RESIDENTIAL CONVERSION.**

35 Market Hill
Sudbury
CO10 2EP

FREEHOLD FOR SALE

OFFERS INVITED IN THE REGION OF £575,000

Old Bakery Mews
6 King Street
Sudbury
Suffolk CO10 2EB

01787 883888
office@birchallsteel.co.uk
www.birchallsteel.co.uk

LOCATION

The premises is situated in the southern part of Market Hill adjacent to the library which is housed in the former Corn Exchange and a few yards from the prime shopping area which is on the opposite side of Market Hill where occupiers include the likes of Greggs, Timpson, Savers, Costa, Boots and a recently rebranded Morrisons Daily. Gainsborough's House which is an important tourist attraction is also in close proximity and has recently reopened following a multi-million-pound project of refurbishment and extension. The main shopper's car parks are all within a few minutes' walk as are the bus and railways stations.

Sudbury itself is a busy and expanding market town with a population of around 25,000 (including Great Cornard) and which serves a much wider catchment area. The town has seen considerable growth in recent years, and this is continuing particularly with the new Chilton Woods development which when completed will provide another 1,000 new homes.

Sudbury is situated some fourteen miles south of Bury St Edmunds, fifteen miles northwest of Colchester and about twenty-three miles from the county town of Ipswich.

Stansted Airport and the M11 are about forty minutes by road.

DESCRIPTION

Occupied for many years by Barclays, the property comprises two adjoining buildings with the main section dating from 1879 and is constructed of red brick under a mainly tiled roof. The adjacent smaller building was originally the grand entrance to the Sudbury Theatre. Subsequently used as the Sudbury Institute Club it dates from 1834 with an imposing stuccoed façade with two columns supporting a decorative entablature.

A sketch proposal by Whymark & Moulton indicates potential to create five flats and two bedsits within the upper parts albeit no formal applications have been made.

The property extends over basement, ground and two upper floors and there is rear pedestrian and vehicular access.

Briefly the accommodation is as follows: -

Maximum Internal Width:	52'4"
Maximum Depth:	64'6"
Principal Ground Floor Area:	circa 3,030 sq. ft.

First/Mezzanine floors currently various offices, staff and cloakrooms providing a net internal floor area of 2030 sq. ft.

Second floor again offices and cloakrooms providing around 990 sq. ft.

At basement level there is a **large strong room, three ancillary stores and boiler room** providing a further 940 sq. ft.

Outside

Rear vehicular access from Station Road leads to a small parking area with space for 1 – 2 cars together with a small single garage.

PLANNING

The building is Listed as being of Architectural or Historic Interest Grade II.

SERVICES

All main services are connected.

RATES

The rateable value is £51,500. The multiplier for the current year is 51.2p. As the property is Listed it does not attract void rates.

EPC

An EPC has been commissioned and will be available upon request.

TERMS

The property is available For Sale Freehold with vacant possession.

PRICE

Offers are invited in the region of £575,000.

VAT

The building is not elected for VAT.

VIEWING

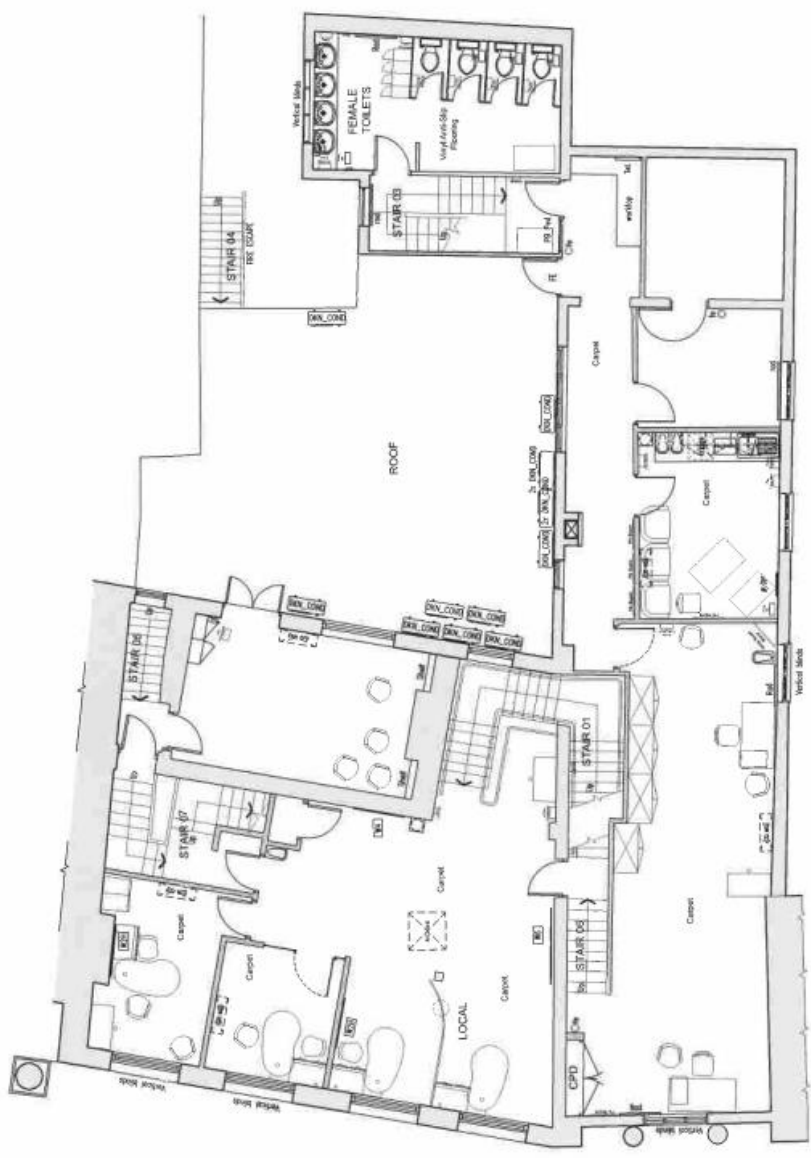
Viewing strictly by prior appointment with the sole agent:

Birchall Steel Ltd: 01787 883888

STATUTORY STATUS	
0311	REVISED
0312	REVISED
0313	REVISED

NOTE
 This drawing has been prepared from historical information that cannot be guaranteed accurate.
 Responsibility is not accepted for errors made by others in reading from this drawing. All construction should be checked on site prior to the manufacture of any components.

HATCHING
 [Hatched Box] New Partition wall
 [Hatched Box] Loading Partition wall
 [Hatched Box] New Partition wall
 [Hatched Box] Structure wall
 [Hatched Box] Area not in scope



PLANNING

10-05-2023	A	HU	JM	109	Amendments
10-05-2023	A	HU	JM	108	Issue

ISG
 Boleyn House,
 St Augustines,
 Business Park,
 Whitstable,
 Kent CT5 2DJ

SUDBURY SUFFOLK
 35 MARKET HILL,
 SUDBURY, SUFFOLK
 CO10 2EP
 PIM No.

BARCLAYS

Drawing Title
**FIRST FLOOR LAYOUT
 AS EXISTING
 CLOSURE 2023**

Branch/Soft Code	Branch ID	Supplier	Project No
		BY108655	BY108655
Scale	Drawn	Checked	UOW
1:1008A3	HU	CC	26/04/2023
Proj No	BY108655_303	Revision	A

Architectural Practice: ISG Design Hub

REVISIONS	DATE	BY
1	11/11/2022	ISG
COMPLETION		

NOTES

1. This drawing is to be read in conjunction with the contract documents and the architectural program.

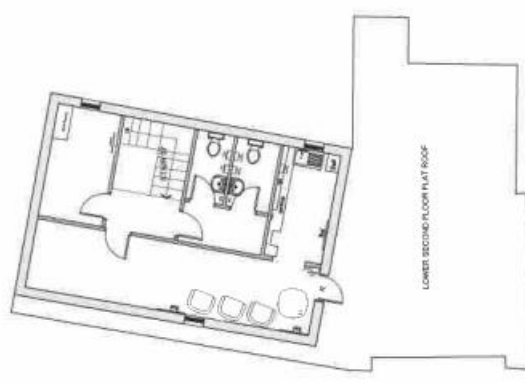
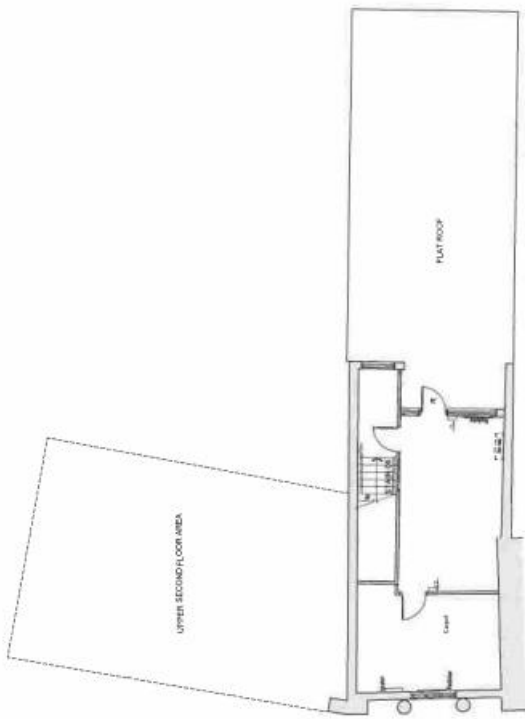
2. All dimensions are to be taken from the centerline of the building unless otherwise noted.

3. All dimensions are to be taken from the centerline of the building unless otherwise noted.

4. All dimensions are to be taken from the centerline of the building unless otherwise noted.

5. All dimensions are to be taken from the centerline of the building unless otherwise noted.

- 1. Existing Floor Finish
- 2. New Floor Finish
- 3. Existing Ceiling
- 4. New Ceiling
- 5. Existing Wall
- 6. New Wall
- 7. Existing Door
- 8. New Door
- 9. Existing Window
- 10. New Window
- 11. Existing Stair
- 12. New Stair
- 13. Existing Elevator
- 14. New Elevator
- 15. Existing Mechanical
- 16. New Mechanical
- 17. Existing Electrical
- 18. New Electrical
- 19. Existing Plumbing
- 20. New Plumbing
- 21. Existing Fire Protection
- 22. New Fire Protection
- 23. Existing Security
- 24. New Security
- 25. Existing Other
- 26. New Other



SUDBURY SUFFOLK

35 MARKET HILL,
SUDBURY,
SUFFOLK
CO19 2EP
P.M.S.A.



SECOND FLOOR LAYOUT AS EXISTING CLOSURE 2023	
Project No.	105 Bedford Street
Client	Barclays
Architect	ISG
Scale	1:100
Date	26/04/2023
Sheet No.	01
Sheet Total	01
Author	ISG
Checker	ISG
Approver	ISG
Project Manager	ISG
Architectural Project	ISG Design Ltd

NOTE
This drawing has been prepared from historical information that cannot be guaranteed accurate. It is intended to provide a general guide to the location of the proposed works. All construction information should be taken from signed drawings only. All dimensions should be checked on site prior to the commencement of any components.

MATCHING

	New Partition wall		Existing Partition wall
	Structural wall		Area Not In scope

NO.	DATE	BY	CHKD	REV	DESCRIPTION
1	10-04-2023	A	IMJ	JW	ISS/ Amendments



ISG
Boleyn House,
St Augustines
Business Park,
Whitstable,
Kent CT5 2DJ

Project

SUDBURY SUFFOLK

35 MARKET HILL
SUDBURY, SUFFOLK
CO10 2EP
PIN No.



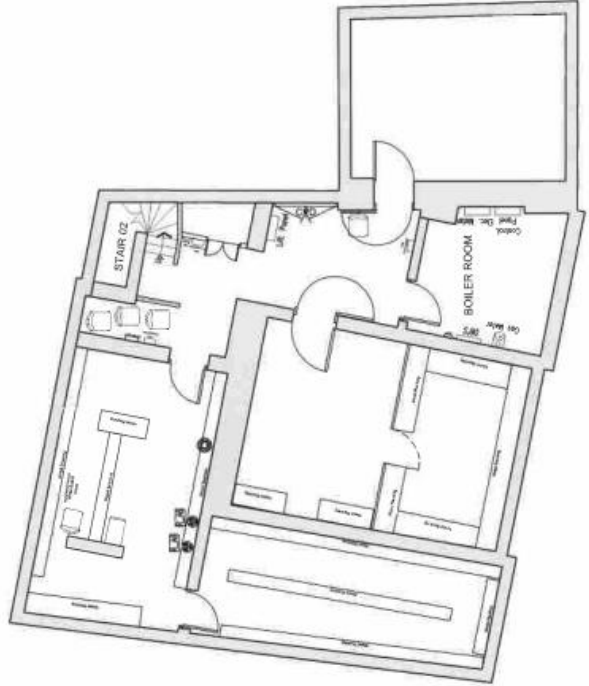
Drawing Title

**BASEMENT FLOOR LAYOUT
AS EXISTING
CLOSURE 2023**

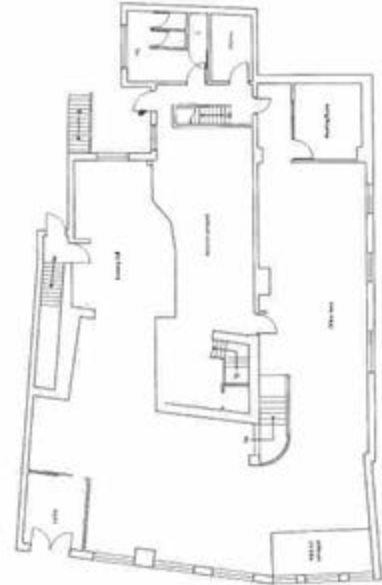
Branch	Sort Code	Branch ID	Supplier Project No
			BY108655
Scale	Drawn	Checked	Date
1:100@A3	HU	CG	26/04/2023
Draw No	Revision		
BY108655_301	A		

Architectural Practitioner: ISG Design Hub

STATUTORY STATUS	
CONSTRUCTION	YES
PLANNING	YES



PLANNING



<p>Whyman & Moulton Chartered Surveyors & Building Engineers 14 Grand Bank Building, London, EC2A 2JA Tel: 0207 317 3733</p>	<p>Project: 35-36 MARKET HILL SUBJECT: SUBJECT SUPPORT: CONY 2P 9/15/24 PROPOSED FLOOR LAYOUTS</p>
	<p>Date: 11/00 Rev: APRIL 2023 Drawing No: 22/728 - 902</p>