

PRIME LOCK UP SHOP UNIT

IN AN EXCELLENT TRADING LOCATION



**NEARBY TRADERS INCLUDE
ICELAND, CARD FACTORY, WATERSTONES & SUPERDRUG**

**NET SALES AREA 505 SQ FT
STAFF/OFFICE 134 SQ FT**

91 North Street
Sudbury
CO10 1RF

**TO LET ON A NEW LEASE
£15,000 Per Annum Exclusive
100% Small Business Rate Relief Available**

Old Bakery Mews
6 King Street
Sudbury
Suffolk CO10 2EB

01787 883888
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www.birchallsteel.co.uk

LOCATION

The premises are situated on the east side of North Street close to Caffé Nero and Iceland and opposite New Look, Waterstones, Card Factory, Boots Opticians and Superdrug. The Girling Street and North Street shoppers carparks are both close by and the railway and bus stations a few minutes' walk.

Sudbury is a busy and expanding market town with a population of around 22,000 and which serves a catchment population of around 50,000. These numbers are likely to increase with major planning developments underway in the area including 1,100 new homes at Chilton Woods on the eastern outskirts of the town.

Sudbury is some 14 miles south of Bury St Edmunds, 15 miles northwest of Colchester and around 23 miles from the county town of Ipswich.

DESCRIPTION

The property comprises a ground floor lock up shop unit which forms part of an attractive Listed period building constructed of a mixture of brick and stud and plaster under a predominantly tiled roof. There is rear pedestrian access from the Girling Street carpark however there is no allocated parking with the premises. The shop provides the following accommodation but please note all dimensions and areas are **approximate**:

Internal Width:	15'
Rear Width:	14'
Shop Depth:	35'8"
Net Sales Area:	505 sq. ft.

Staffroom: 14' x 9'5" providing **134 sq. ft.** Door to inner lobby (which provides pedestrian rear access).

Rear Lobby and Cloakroom: with wc and washbasin.

SERVICES

Main water, electricity and drainage are connected.

The tenant will pay a fair proportion of the costs of insuring the building and for water and drainage (based on 2023 - approximately £85.00 per month).

RATES

The Rateable Value is £10,500 qualifying businesses will be entitled to **100% Small Business Rate Relief, so no rates will be payable.**

TERMS

The current tenancy expires around the end of September 2024 or earlier by arrangement. The property is available To Let on a new lease on effectively full repairing and insuring terms for a term to be agreed but with a minimum of three years.

RENT

£15,000 Per Annum Exclusive

VAT

The property is not elected for VAT.

VIEWING

Strictly by confirmed prior appointment with the agents:
Birchall Steel Ltd: 01787 883888

EPC

Rating D valid until 15.4.31

