

GROUND FLOOR LOCK UP SHOP UNIT/OFFICE WITH PARKING TO THE REAR FOR ONE VEHICLE



**NET SALES AREA 133 SQ FT
ANCILLARY 88 SQ FT
PARKING FOR 1 VEHICLE TO THE REAR**

43 North Street
Sudbury, Suffolk
CO10 1RD

TO LET ON A NEW LEASE

RENT £6,500 per annum exclusive

100% SMALL BUSINESS RATE RELIEF AVAILABLE

Old Bakery Mews
6 King Street
Sudbury
Suffolk CO10 2EB

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LOCATION

The property occupies a secondary trading location on the fringe of the prime retail area in Sudbury. Nearby occupiers mainly consist of independent retailers although the premises is only a short distance from traders such as Bargain Buys, Wetherspoons and Dominos.

Sudbury itself is a busy and expanding market town with a population of circa 25,000 (including Great Cornard) but which serves a much wider catchment area. The town is a popular tourist destination well known for its association with the artist Thomas Gainsborough.

DESCRIPTION

The property comprises a small lockup unit, suitable for retail or office space, on the ground floor of a three-storey premises of brick construction, under a slate roof. There is a parking space to the rear of the shop.

The accommodation comprises of the following but please note that all dimensions and areas are approximate:

Shop Width: 10'3"

Shop Depth: 12'6"

Retail Area: 133 sq ft

Rear Staff/Office: 10'6" max x 9'9"max. An L-shaped room providing **88 sq ft**

Cloakroom: With wash basin and wc.

OUTSIDE: A parking space is located to the rear of the premises, access gained via New Street.

SERVICES: Main water, electricity and drainage are connected.

RATES: The Rateable Value is: £3,150
100% Small Business Rate Relief is available.

TERMS: The property is available TO LET on a new full repairing and insuring basis.

RENT: **£6,500 per annum exclusive.**

VAT: The building is not elected for VAT.

EPC: Rating C – valid until 08.05.34
Certificate no. 9368-7386-1672-9184-3265

VIEWING: Strictly by confirmed prior appointment with:
Birchall Steel: 01787 883888