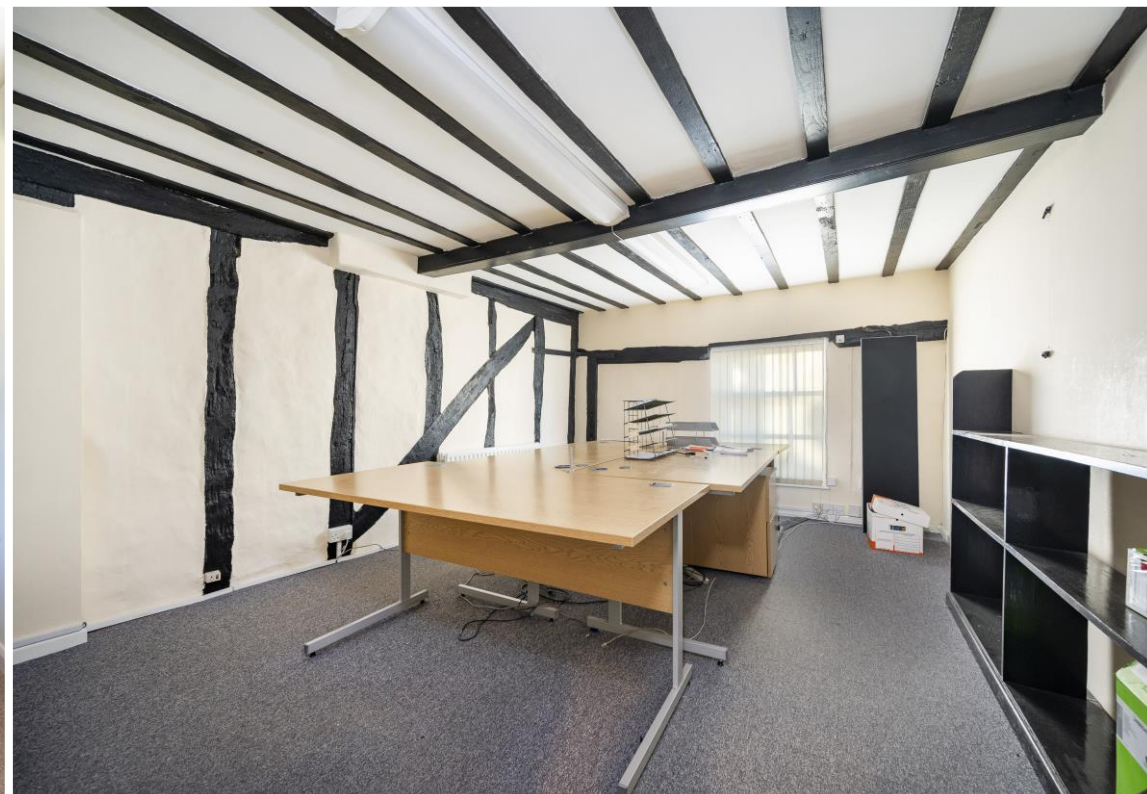




DAVID
BURR

6-8 Gainsborough Street,
Sudbury, Suffolk



6-8 GAINSBOROUGH STREET, SUDBURY, SUFFOLK, CO10 2ET

Sudbury is a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

A fantastic opportunity to purchase three commercial units circa 4,500sqft, which enjoy standing tenancies including an office building consisting of twenty separate rooms that could potentially be developed into residential apartments, subject to planning.

A prominent town centre investment.

To the immediate rear of the building is a courtyard garden area that in turn provides access to a **carpark for six** access off Friars Street with each commercial units enjoying its own private rear access.

8a Gainsborough Street (Supreme Nails) consists of three sales rooms including a shop frontage and staff room and cloak room amounting to 627sqft at ground level and cellar below 162sqft providing huge amounts of storage.

8 Gainsborough Street (St Nicolas Hospice) consists of a main shop front and retail area with a further two rooms beyond amounting to 737sqft and access to the rear.

6 Gainsborough Street (solicitors) consists of twenty rooms, most of which have been utilised as office spaces to date amounting to circa 3,000sqft with kitchenettes and cloak rooms. There is to potentially develop both the first and second floor into residential apartments, subject to planning whilst still retaining the commercial space to the ground floor.

Income: Current income sits £56,750pa. Please contact the office for further details on lease lengths as 6 Gainsborough Street contract will soon be coming to an end.

SERVICES: Main water, drainage and electricity are connected. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band D.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: Rateable Values

6 Gainsborough Street RV £31,500

8 Gainsborough Street RV £ 9,200

8a Gainsborough Street RV £ 7,600

TENURE: Freehold

CONSTRUCTION TYPE: Brick and Timber.

WHAT3WORDS: **Cropping.clever.incursion**

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



FISHER JONES GREENWOOD
PRIVATE CAR PARK
NO UNAUTHORISED
PARKING

6-8 GAINSBOROUGH STREET, SUDBURY, SUFFOLK, CO10 2ET

FLOORPLAN TO BE APPENDED



PHOTOGRAPHS TO BE APPENDED