



 **0**
Bedroom

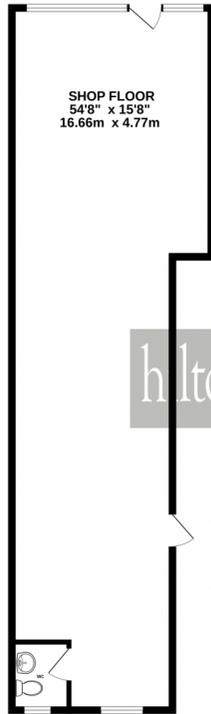
 **0**
Bathroom



An excellent investment opportunity to acquire this freehold building comprising ground floor shop approx 750 sq ft currently rented out on a lease expiring 2028 with a passing rental of £22,500pa. The flat above has been sold off on long leasehold. Located on the busy and vibrant Sudbury Town, this is a rare investment opportunity which doesn't come up often.

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GROUND FLOOR
748 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Coming soon



