

TO LET

**BS BIRCHALL
STEEL**

Specialist property advice to the commercial sector

A division of **NP NICHOLAS
PERCIVAL**



37 Friars Street

Sudbury, Suffolk CO10 2AG

RENT

From £310.00 per month Inclusive

Location

The premises are situated on the south side of Friars Street, not far from the junction with Quay Lane and the cricket ground, in a mixed commercial and residential district. Other commercial occupiers in Friars Street include Bates Wells & Braithwaite, Atkins Dellow Solicitors and Moore Green accountants, together with a wide range of independent retail, leisure, and service providers. 37 Friars St is situated about a third of a mile from the Market Hill, the town’s principal shopping area. There is restricted parking in Friars St but unrestricted provision in Quay Lane. Sudbury railway and the main town centre car parks are all within a five-minute walk.

Description

Grade II Listed character premises with modern rear extension. Two offices currently available across ground and first floor, with communal kitchen , WC facilities, and rear courtyard and garden.

Terms

The suites are available to let on internal repairing terms, for a minimum term of 9 months. Available from 1st October 2025.

A minimum of three months rent deposit is required upfront, subject to referencing. The rent is payable monthly in advance.

Upon terms being agreed the prospective tenant is to pay an administrative fee of £250.00 plus VAT. Fee inclusive of referencing and ID due diligence.

Services

The rent incorporates a service charge which includes the following: cleaning & maintenance to the common parts & consumables, electricity & gas, external window cleaning, garden maintenance, water usage, refuse collection, business rates relating to the communal areas, maintenance of fire extinguishers to common areas and building insurance.

Business Rates

Ground Floor office: £1,575
First Floor office (LHS): £2,550
As the Rateable Value of each office suite is less than £12,000, occupiers may be able to benefit from full Small Business Rate Relief. Interested parties should make enquiries with Babergh District Council Rates Department.

Viewing

Strictly by prior appointment with the sole agents **Birchall Steel** a division of Nicholas Percival.

FAO: Karen Street
T: 01787 883888
E: karen.street@birchallsteel.co.uk
Ref: 1504

Office	Size (Sq. Ft.)	Rent (pcm)	Rent (per annum)	EPC RATING
Rear Extension Office Ground Floor	130	£310.00	£3,720	C valid until 14.06.28
First Floor LHS	200	£500.00	£6,000	D valid until 14.06.28



BS

BIRCHALL
STEEL

Specialist property advice to the commercial sector



RICS

Birchall Steel Consultant Surveyors,
Old Bakery Mews, 6 King Street, Sudbury,
Suffolk CO10 2EB

Telephone: 01787 883888