

TO LET

First Floor Office Accommodation £6,000 per annum inclusive

**BS BIRCHALL
STEEL**

Specialist property advice to the commercial sector

A division of **NP NICHOLAS
PERCIVAL**



37 Friars Street

Sudbury, Suffolk CO10 2AG

RENT

£500.00 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. The last remaining office available occupies a first floor position, with communal kitchen, WC facilities, and rear courtyard and garden.

Terms

The suite is available to let on internal repairing terms, for a minimum term of 9 months. 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 – NOW LET

First Floor office (LHS): £2,850

Multiplier for offices 2026/2027 is 0.432p

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.

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Ref: 1504

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



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