

Birchall Steel Consultant Surveyors

**WELL FITTED PRIME SHOP
OCCUPYING PERHAPS THE BEST LOCATION
IN THIS BUSY MARKET TOWN**



**INTERNAL WIDTH 21 FT
BUILT DEPTH 95 FT AVERAGE
NET SALES AREA 2,285 SQ.FT.
FIRST FLOOR ANCILLARY 1,600 SQ.FT.**

17 Market Hill
Sudbury, Suffolk
CO10 2EA

TO LET ON A NEW LEASE

RENT £39,500 Per Annum Exclusive Plus VAT

Old Bakery Mews
6 King Street
Sudbury
Suffolk CO10 2EB

01787 883888
birchallsteel@btconnect.com
www.birchallsteel.co.uk

LOCATION

The shop occupies possibly the best position in the north side of the Market Hill close to Boots, Costa, McColl's and Clarks. Markets take place on a Thursday and Saturday directly in front of the shop and on other days the area is a well-used shopper's car park.

Other free short term shopper's car parks are within a few minutes' walk as are the bus and railway stations.

Sudbury is a busy and expanding town located on the Essex/Suffolk border and is also a popular tourist destination well known for its association with the artist Thomas Gainsborough and a major refurbishment and extension of Gainsborough's House is due to be completed later this year. Sudbury has seen considerable growth in recent years, and this will continue as development has just begun on the Chilton Woods scheme which will provide a further 1,000 new homes.

Sudbury is situated some 14 miles northwest of Colchester, 13 miles south of Bury St Edmunds and about 40 minutes' drive from Stansted Airport and the M11.

DESCRIPTION

The property comprises a substantial retail unit within an attractive period building which is Listed as being of Architectural or Historic Interest Grade 2. The building was substantially refurbished and extended in 2004/5. The shop provides the following accommodation but please note all dimensions and areas are approximate: -

Ground Floor Sales Area

Internal Width	21' widening at the rear to 31'
Average Depth	95'
Net Sales Area	2285 sq. ft.

At the rear is a platform lift giving access to the first-floor stockroom and office with a further door leading to rear lobby with small staff room and two cloakrooms off.

First Floor

In total the first floor provides some 1,628 sq. ft. although the current tenants only utilise a rear stockroom 12' x 16' 6" and 11' 6" x 10' and cash office 10' x 10'. Areas at the front are disused as is the second floor where there are four rooms providing a further 670 sq. ft.

Outside

The premises front Market Hill, there is a subsidiary pedestrian access between 18 & 18a Market Hill.

SERVICES

Mains Water, Electricity (3 phase supply) and Drainage are connected.

RATES

The rateable value is £45,250. The Multiplier is 49.9p.

For 2022/23 50% relief will be available for eligible retail, hospitality, and leisure properties.

PLANNING

The property is Listed as being of Architectural or Historic Interest Grade 2. Planning and Listed Building consent has been obtained for conversion of the disused upper parts to three residential units.

TERMS

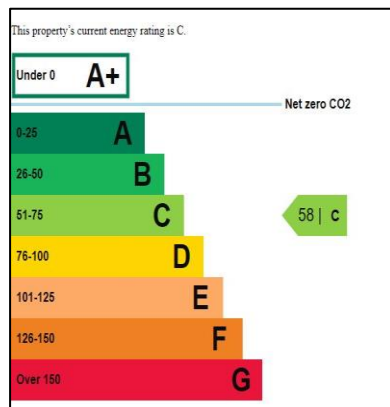
The property is available to let on a new lease on full repairing and insuring terms for a term to be agreed.

Consideration may also be given to a Freehold disposal and further information is available upon request.

RENT £39,500 per annum exclusive.

VAT The property is elected for VAT therefore will be charged on the rent.

EPC



VIEWING

Strictly by prior appointment with the sole agents **Birchall Steel Ltd: 01787 883888**