

Birchall Steel Consultant Surveyors

FIRST FLOOR OFFICE SUITE IN TOWN CENTRE LOCATION WITH PARKING SPACE



**TOTAL NET AREA 420 sq ft
3 OFFICES, KITCHEN & CLOAKROOM**

First Floor Offices
9 King Street, Sudbury
CO10 2EB

TO LET £6,250.00 Per Annum Exclusive

100% SMALL BUSINESS RATE RELIEF AVAILABLE

Old Bakery Mews
6 King Street
Sudbury
Suffolk CO10 2EB

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Birchall Steel Limited trading as Birchall Steel Consultant Surveyors
Registered Office: 61 Station Road – Sudbury – Suffolk – CO10 2SP – Company No: 08571498
VAT No: 700 0186 01

LOCATION

The office suite occupies a central town location and is situated above The Hair Company, adjacent to Fairhurst Menuhin Solicitors and opposite the entrance to Borehamgate Precinct. Nearby occupiers include Premier Travel, and a variety of local independent eating establishments, retailers and estate agents.

The market town of Sudbury provides a branch line railway link to London, via Marks Tey, taking around 70 minutes and Stansted Airport is about 40 minutes' drive away.

DESCRIPTION

The premises form part of an early 19th Century property of yellow brick construction under a slate roof. The first floor, 9 King Street offers self-contained office accommodation with electric heating and is currently being utilised for counselling offices. There is a parking space for one vehicle, at the rear.

The property provides the following accommodation but please note that all dimensions and areas are approximate:

Shared entrance door, with access to The Hair Company. Independent stairs leading to first floor.

OFFICE 1: 13'6" x 13' providing 176 sq ft

OFFICE 2: 13'max x 13'max providing 153 sq ft

OFFICE 3: 13' x 7' providing 91 sq ft

LANDING/KITCHEN: With single drainer sink unit.

CLOAKROOM: With low level wc and wash hand basin.

OUTSIDE: A driveway adjacent to Chicken George leads to a **Parking Space** for one vehicle.

SERVICES: Main water, electricity and drainage are connected.

RATES: The Rateable Value is £4,350
Qualifying applicants will therefore benefit from
100% SMALL BUSINESS RATE RELIEF

TERMS: The current occupier, Clares Counselling, are relocating. The premises will be available on a new lease on terms to be agreed, but for a minimum term of 3 years.

PRICE: £6,250.00 per annum exclusive, payable monthly in advance.

SERVICE CHARGE: In addition to the rent, the Tenant will pay a fair proportion of the Landlords Service Charge expense (approximately £65.00

per month including building insurance). Further details are available upon request.

EPC: Rating E valid until 9.1.33

VAT: The premises are not elected for VAT.

VIEWING: Strictly by confirmed prior appointment with
Birchall Steel Ltd – 01787 883888