

# Birchall Steel Consultant Surveyors

**ATTRACTIVE LISTED SHOP PREMISES  
SUITABLE FOR A WIDE VARIETY OF USES OCCUPYING A  
PROMINENT CORNER POSITION ON THIS BUSY  
THOROUGHFARE**



**CLOSE TO GAINSBOROUGH'S HOUSE & THE CROFT  
INTERESTING LISTED BUILDING  
GROUND FLOOR AREA ABOUT 680 SQ. FT.  
FIRST FLOOR 150 SQ.FT.**

Bazaar  
26-27 Gainsborough Street  
Sudbury, Suffolk  
CO10 2EU

**TO LET ON A NEW LEASE**

**RENT £8,000 Per Annum Exclusive  
100% SMALL BUSINESS RATE RELIEF AVAILABLE**

Old Bakery Mews  
6 King Street  
Sudbury  
Suffolk CO10 2EB

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## **LOCATION**

The property occupies a prominent corner site at the junction of Gainsborough Street, School Street, Stour Street and Gregory Street and about half a mile west of the Market Hill. Gainsborough's House which has recently undergone a multi-million-pound refurbishment and extension is a few minutes' walk away as is the Mill Hotel, the Croft and water meadows. The Stour Street public car park is almost immediately adjacent, and Hardwicke House Doctors Surgery is also only a few yards away.

Sudbury itself is a busy and expanding market town with a population of around 25,000 (including Great Cornard) and which serves a much wider catchment area. The town is located some 14 miles south of Bury St Edmunds, 15 miles northwest of Colchester and 23 miles from Ipswich.

## **DESCRIPTION**

The property forms part of a interesting period building which has traded for many years as a well known gift and clothing shop although it would lend itself to a variety of other retail or quasi retail uses. The building is constructed of a mixed of brick and stud and plaster under a double pitched peg tiled roof.

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

### **Main Sales Area**

Internal Width	20'4"
Depth	16'6"
Net Sales Area	300 sq. ft.

Stairs lead from the main sales area to the first floor and there are openings to: -

### **Side Sales Area/Office**

In two sections	14'5" x 9'4" & 10'2" x 8'6"	providing a total of 217 sq. ft.
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### **Rear Sales Area**

Measuring overall	22'4" x 8'10"	but providing a net area of 169 sq. ft.
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### **Cloakroom**

At the rear of the side sales area is a large cloakroom with wc and washbasin together with rear access.

## **First Floor**

Stockroom/Office 13'3" x 12'9" providing 158 sq. ft.

## **SERVICES**

Mains Water, Electricity and Drainage are connected.

## **RATES**

The rateable value is £5,200

As the rateable value is less than £12,000 qualifying business will be entitled to 100% Small Business Rate Relief so no rates will be payable.

## **TERMS**

The property is available to let for a minimum term of 3 years but otherwise on terms to be agreed.

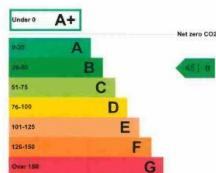
## **RENT**

£8,000 per annum exclusive.

## **EPC**

### Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

## **VIEWING**

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