

# Birchall Steel Consultant Surveyors

**\*\*FREEHOLD FOR SALE OR TO LET\*\***

**RETAIL SHOP AND UPPER PARTS  
OCCUPYING A BUSY LOCATION  
A FEW YARDS FROM THE MARKET HILL**



**MODERN PURPOSE-BUILT UNIT  
PART AIR CONDITIONED \* SUITABLE FOR A VARIETY OF USES  
NET SALES AREA 670 SQ FT  
GROUND FLOOR STORE 288 SQ FT  
FIRST FLOOR 245 SQ FT**

3 King Street  
Sudbury  
CO10 2EB

**FREEHOLD FOR SALE OFFERS INVITED IN THE REGION OF £265,000  
OR TO LET AS A WHOLE £18,000 PER ANNUM EXCLUSIVE.**

**NO VAT**

**100% Small Business Rate Relief Available from 1<sup>st</sup> April 2023**

Old Bakery Mews  
6 King Street  
Sudbury  
Suffolk CO10 2EB

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## **LOCATION**

The premises occupy a busy trading location in the heart of the town centre in King Street which is the only vehicular route into the Market Hill, the town's prime retail area. Nearby occupiers include Santander, Bairstow Eves, Premier Travel and a variety of local independent eating establishments, retailers and estate agents.

Sudbury itself is a busy and expanding market town with a population of around 25,000 but which serves a much wider catchment area. The town has seen considerable growth in recent years and development has begun on the long-awaited Chilton Woods development which will provide a further 1,000 new homes. There are branch line train services from Sudbury to London via Marks Tey, taking around 70 minutes and Stansted Airport is about 40 minutes' drive away.

## **DESCRIPTION**

The property comprises one of a pair of purpose-built shop units dating from the 1970's and built on the site of an earlier building which was destroyed by fire. The property is constructed of cavity brickwork under a mainly pitched slate roof and there is a useful lean-to ancillary store at the rear.

The property, available due to relocation, has been recently refitted and upgraded. There is part air conditioning and modern fire system and further supplementary heating via modern electric radiators.

The ground floor has been partly sub-divided to provide a main general office/retail area with two meeting rooms off but could readily be reinstated to form a clear retail space, if required.

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

<b>Net Frontage</b>	15'5"
<b>Internal Width</b>	19' narrowing at the rear to 16'5"
<b>Overall Depth</b>	39'6"
<b>Net Sales Area</b>	671 sq. ft.
<b>Rear Storeroom</b>	'L' shaped 23'9" x 6'3" & 16'6" x 8'6" providing 288 sq. ft.

A concrete staircase leads to: -

### **First Floor**

Stock/Staff Room	16'2" x 11'9" providing 190 sq. ft.
Ladies & Gents Cloakroom	Each with WC.
Kitchenette	6'6" x 5'2" providing 52 sq. ft.

## SERVICES

Main water, electricity and drainage are connected.

## RATES

The current Rateable Value £14,250 **Please Note:** The Rateable Value has been reassessed and therefore as of 1<sup>st</sup> April 2023 the RV will be **£10,750**. Qualifying applicants would benefit from **100% Small Business Rate Relief**.

## TERMS

The property is available **Freehold or To Let** with Vacant Possession.

## VAT

The building is not elected for VAT purposes.

## PRICE

**Offers invited in the region of £265,000 for the Freehold or To Let as a whole £18,000 per annum exclusive.**

## VIEWING

Strictly by prior appointment with the agent  
**Birchall Steel Consultant Surveyors, 01787 883888**

## EPC

