

Birchall Steel Consultant Surveyors

RENOWNED CAR SALES SITE AVAILABLE FOR THE FIRST TIME IN MORE THAN 50 YEARS IN A CONVENIENT LOCATION CLOSE TO SUDBURY



**8 COVERED AND APPROXIMATELY 30 OPEN DISPLAY SPACES
SMALL PREPARATION WORKSHOP AND SALES OFFICE**

JOHN MARSH CARS

Heath Way
Great Waldingfield
Sudbury, Suffolk
CO10 0TU

TO LET ON A NEW LEASE

RENT £20,000 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 premises is situated in Heath Way, a short distance from the junction with The Heath, being the B1115 and Great Waldingfield Post Office. The B1115 is the main Sudbury to Stowmarket road with the market town of Sudbury being some 3 miles to the west. Lavenham is approximately 5 miles away, Bury St Edmunds 15 miles and Colchester some 13 miles distant.

DESCRIPTION

The property comprises a long established car sales site with ancillary buildings which is being operated by John Marsh in the same location for more than 50 years. The whole site is hard surfaced with a pea shingle finish with a substantial steel barrier adjacent to the entrance onto Heath Way.

The site accommodates 8 covered sales spaces and 30 open display spaces together with customer and staff parking. The majority of the buildings are light weight timber frame with part weatherboard elevations under a corrugated roof, there is a small, detached sales office which is a block construction under a mono pitched part covered roof. The buildings have been rewired in recent times and there is a detached cloakroom block with wc and wash basin.

Briefly the buildings comprise the following: -

Open fronted display building	63' x 16' 8"
Lean-to Store:	12' x 7'
Preparation Workshop:	31' x 21' with double access doors.
Sales Office:	12' 3" x 7'
Detached Toilet Block	with wc & wash basin

SERVICES

Mains Water, Electricity and Drainage are connected.

We are advised that whilst currently only single phased is utilised, 3 phase is available on site.

RATES

The rateable value is £8,300. The multiplier for the current year is 49.9p.

As the rateable value is less than £12,000 a 100% Small Business Rate Relief is available to qualifying occupiers, so no rate will be payable.

TERMS

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

Any letting will be excluded from the security provisions of The Landlord & Tenant Act 1954.

RENT

£20,000 per annum exclusive.

VAT

The property is not elected for VAT purposes.

EPC

Due to the nature and size of the premises it is understood to be exempt under the regulations.

VIEWING

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

