

Birchall Steel Consultant Surveyors

LARGE FORMER TYRE & EXHAUST CENTRE WITH EXTENSIVE SURFACED YARD IN A CENTRAL TOWN LOCATION ADJACENT TO WAITROSE



**DETACHED WORKSHOP
AROUND 4,750 SQ FT**



TOTAL PLOT APPROXIMATELY 0.35 ACRE

Former ATS Site
Edgworth Road
Sudbury
CO10 2TG

FREEHOLD FOR SALE £425,000

Old Bakery Mews
6 King Street
Sudbury
Suffolk CO10 2EB

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LOCATION

Sudbury itself is a busy and expanding market town with a population of around 25,000 (including Gt Cornard) but which serves a much wider catchment area. The town has seen considerable growth in recent years and development is ongoing at 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. The towns of Colchester, Bury St Edmunds and Chelmsford are approximately 15, 17 and 29 miles distant respectively and the county town of Ipswich is located 21 miles to the east.

DESCRIPTION

The property comprises a detached single storey industrial building constructed of concrete blockwork walls under a pitched roof to the front and a flat concrete roof to the rear. The premises were formerly occupied for many years by ATS, as a tyre and exhaust service centre. Offering versatile industrial use and providing around 4,500 sq ft of workshop and offices, the property would ideally suit a purchaser in the motor trade, alternatively the premises could readily be split into smaller units if desired, with each main section having its own vehicular access door. Please note that the following measurements and areas are approximate:

WORKSHOP & OFFICES

Gross Internal Area: 4,778 sq ft

The above area incorporates the following sections:

FRONT WORKSHOP:	32' x 16'6"	
	And 25' x 20'	providing 1028 sq ft
CENTRAL RECEPTION/ OFFICES	40'4" x 25'2"	providing 1015 sq ft
CENTRAL WORKSHOP:	25' x 20'4"	providing 508 sq ft
REAR WORKSHOP:	61'3" x 27'10"	
L-shaped	And 27'9" x 18'10"	providing 2227 sq ft

OUTSIDE

Double gates open to an extensive surfaced yard area providing parking for around 20 vehicles with additional parking available to the front of the premises.

The yard is enclosed to three boundaries by security mesh fencing and the site in total extends to around 0.35 acre.

SERVICES

Mains electricity (3-phase), water and drainage connected.

EPC: Rating E valid until 19th May 2029

VAT: The property is not elected for VAT.

PLANNING

The site offers potential for further development, STP.

Planning Permission was recently refused for the demolition of the existing building and the erection of 9 mixed use units. Further details of the planning refusal can be viewed online at Babergh District Council, application no. DC/22/03289 PP-11363363

TERMS

The premises are available **FOR SALE** at **Offers in the region of £425,000 for the Freehold.**

RATES

The Ratable Value is £18,250 – multiplier for the current year is 49.9p

VIEWING

By confirmed prior appointment with the sole agents: Birchall Steel Ltd, 01787 883888
Old Bakery Mews, 6 King Street, Sudbury CO10 2EB

Former ATS Workshop & Yard



Front Workshop



Central Workshop



Rear Workshop



FORMER ATS SITE, EDGWORTH RD, SUDBURY CO10 2TG

LOCATION PLAN

