

Birchall Steel Consultant Surveyors

PRIME SHOP AND UPPER PARTS OCCUPYING AN EXCELLENT TRADING LOCATION IN THE HEART OF THE TOWN CENTRE



NET SALES ABOUT 600 SQ FT

GROUND FLOOR OFFICE ABOUT 600 SQ FT

FIRST FLOOR OFFICES AND STAFFROOM 315 SQ FT

84 North Street
Sudbury, Suffolk
CO10 1RF

**TO LET ON A NEW LEASE
RENT £20,000 Per Annum Exclusive**

Old Bakery Mews
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Sudbury
Suffolk CO10 2EB

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LOCATION

The premises occupy a busy trading location opposite the new Mind and Waterstones branches along with Sue Ryder and Subway. Other nearby traders include Caffé Nero, Peacocks, Iceland and Superdrug. The main pedestrian access to the main North Street shopper's car park is diagonally opposite and access into the Girling Street car park is a few yards away to the south.

Sudbury is a busy and expanding market town with a population of around 25,000 (including Great Cornard) but which serves a catchment population estimated at around 55,000. The town has seen considerable growth in all sectors in recent years with a major residential development known as Chilton Woods being well underway which when completed will provide an additional 1,000 new homes. Sudbury is some 12 miles south of Bury St Edmunds, 14 miles northwest of Colchester and 23 miles from the County town of Ipswich. Stansted airport and the M11 are both within 45 minutes with Cambridge and the M25 being approximately 1 hours' drive time.

DESCRIPTION

The property comprises an attractive period building which is Listed as being of Architectural or Historic Interest and constructed of largely brick under mostly pitched roofs with a mixture of interlocking concrete tiles and slates. The property has been occupied for many years as a Halifax branch and provides a double fronted shop unit on the ground floor with extensive ancillary accommodation above which also has the benefit of independent access from North Street.

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

Front Sales: 17'9" x 17'0" providing 302 sq. ft.

Steps lead up to:

Rear Sales/Office: 25'3" max by 10'10" providing a net area of 305 sq. ft.

Total Sales/Potential Sales 607 sq.ft.

Rear Office: 9'2" x 8'10" providing 81 sq.ft. with walk in store (previously a cloakroom)

Door from the front sales area leads to an entrance lobby with separate access from North Street and staircase leading to a first-floor landing with access to a ladies and gents cloakrooms and further access to:

Front Office: 13'6" x 7'6" with large bay window

Office 2: 13'0" x 7'10"

Staff Room: 12'10" x 10'2"

In total the first floor provides a net floor area of some 315 sq.ft.

Second floor

A steep staircase gives access to an attic room with restricted head room and providing just under 130 sq.ft.

Cellar: There is a cellar with trap door accessed from the front sales area providing 190 sq. ft.

SERVICES: Main water, electricity (3 phase supply) and drainage are connected.

RATES

The rateable value is £14,500. The Multiplier for the year 2024/25 is 49.9p. Because the rateable value is less than £15,000 qualifying businesses will be entitled to a 16.66% reduction in rates payable due to Small Business Rate Relief. For the current financial year there is also Retail and Hospitality Relief whereby qualifying uses enjoy 75% reduction in the rates payable.

EPC

The property has a B rating and the EPC expires in 2033.

TERMS

The property is available to let on a new lease on effectively full repairing and insuring terms for a term to be agreed.

RENT

£20,000 per annum exclusive.

VIEWING.

Strictly by prior arrangement with the sole agents **Birchall Steel Ltd: 01787 883888**
Please note that a minimum of 48 hours' notice is required for all viewings.