

Birchall Steel Consultant Surveyors

ATTRACTIVE GROUND FLOOR PREMISES CURRENTLY TRADING AS A RESTAURANT

OCCUPYING A PROMINENT CORNER LOCATION
ADJACENT TO WAITROSE CARPARK



JUST OVER 1,000 SQ FT

36 Station Road
Sudbury
Suffolk
CO10 2SS

AVAILABLE on a LEASE ASSIGNMENT or NEW LEASE AVAILABLE

RENT £20,000 per annum exclusive plus VAT

Old Bakery Mews
6 King Street
Sudbury
Suffolk CO10 2EB

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LOCATION

The premises occupy a highly prominent position adjacent to Waitrose shopper's carpark, close to the junction of Station Road and Edgworth Road. Roys and the Kingfisher Leisure Centre, with their adjacent carparks are a few yards away and the railway and bus station are within a few minutes' walk.

Sudbury itself is a busy and expanding market town with a population of circa 25,000 (including Gt Cornard) but which serves a much wider catchment area. The town has seen significant growth in recent years and is continuing to grow. Sudbury is located some 15 miles from Colchester, Bury St Edmunds 14 miles and 23 miles from the county town of Ipswich. Both Cambridge and Stansted Airport and the M11 are within an hour's drive. There are branch line railway services to London with regular services to Liverpool Street from Colchester taking around 50 minutes.

DESCRIPTION

The property comprises a ground floor restaurant forming part of an attractive period building probably dating from the Victorian era, the building was the subject of extensive refurbishment about 8 years ago. Currently configured as a restaurant, the property comprises an L shape seating area and bar, with kitchen off and a lobby giving access to the storeroom and cloakroom. The property would also lend itself for a variety of other uses including retail. AG Lifestyle occupy the neighbouring premises.

Please note that all dimensions and areas below are **approximate**.

INTERNAL WIDTH: 48'9" (14.8m)

INTERNAL DEPTH: 26'6" (8.1m)

TOTAL FLOOR AREA: 1200 sq ft (120 sq m)

The above measurements are inclusive of:

KITCHEN: Currently fitted with a range of freestanding stainless-steel units and appliances. *Please note that the kitchen and appliances are not included but may be available by separate negotiation with the existing tenant.* Door giving rear access. Serving hatch and swinging door to restaurant.

LOBBY off the restaurant leading to a single **CLOAKROOM** and **STOREROOM**

There is the right to park **ONE CAR** within the private carpark behind the premises.

RATEABLE VALUE: £17,750
The multiplier for the year is 49.9p
Please Note. From April 2025 the Retail & Hospitality Relief will be reduced from 75% to 40% relief.

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

TERMS: The property is available on a Lease Assignment, with the current lease expiring on 6th May 2027. Alternatively, consideration may be given to a New Lease. The premises are elected for VAT.

RENT: £20,000 per annum plus VAT, payable monthly in advance.

EPC: Rating C – valid until 16.03.26

VIEWING Strictly by confirmed prior appointment with the agent:
Birchall Steel Ltd – 01787 883888

