

SUDBURY (SUFFOLK) GIRLING STREET, CO10 1NB

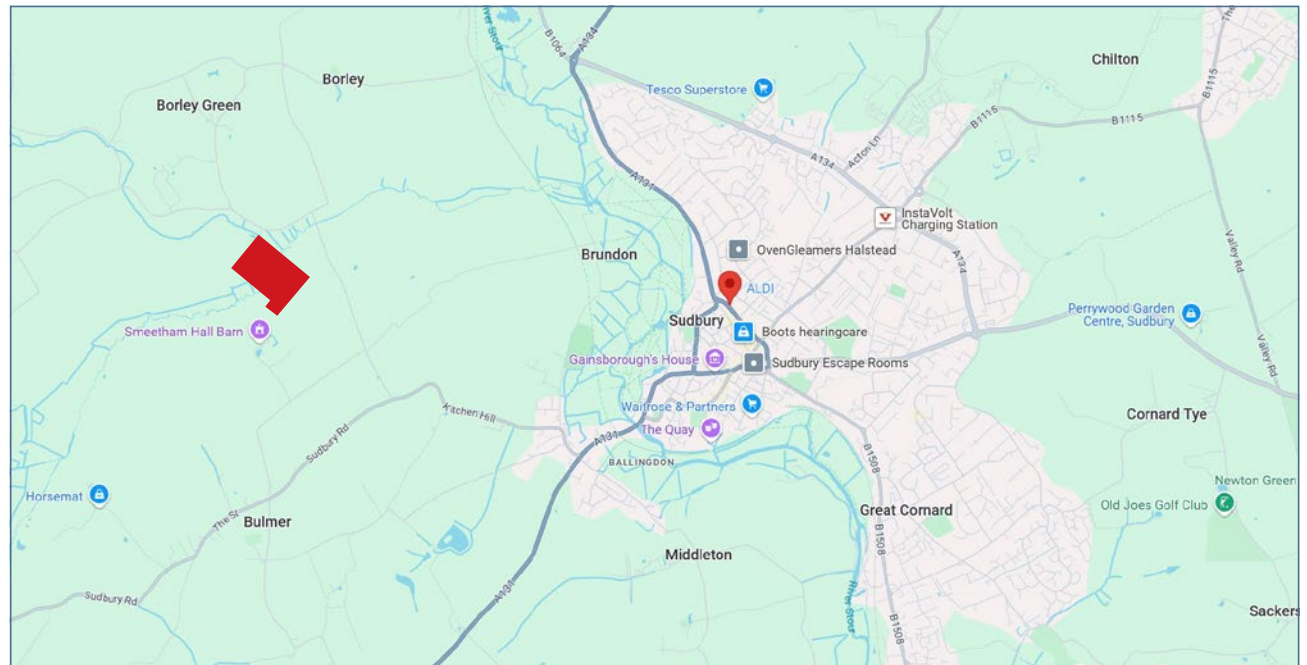
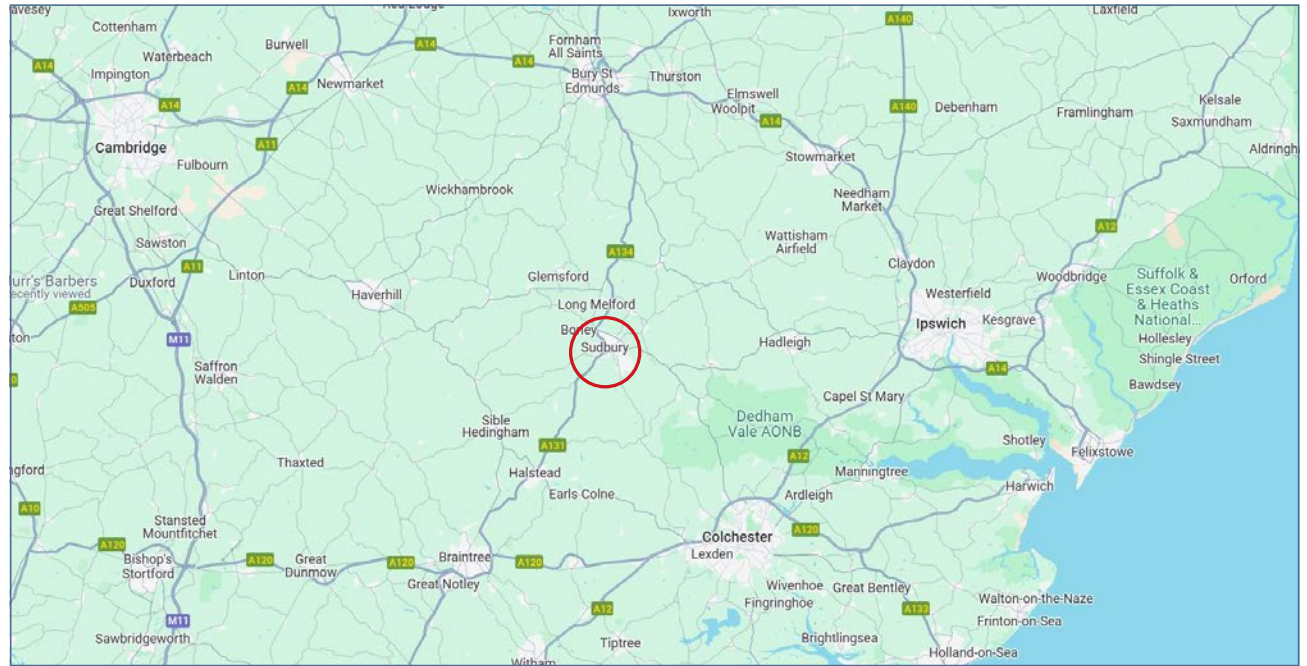
RETAIL UNIT 15,877 SQ FT - TO LET / FOR SALE (DUE TO RELOCATION)
AVAILABLE Q3 2026

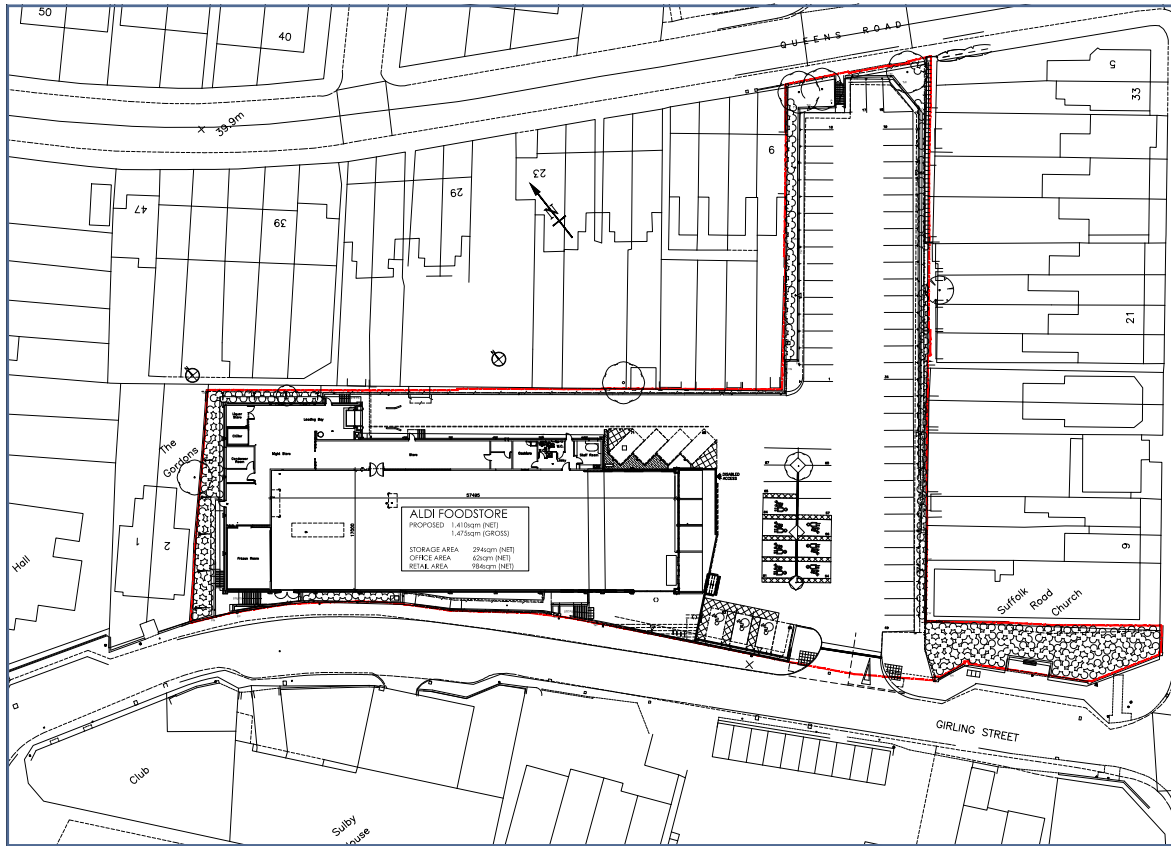


LOCATION

Sudbury is a market town and the largest town in the Babergh District of South Suffolk. In 2021 the built-up area had a population of 23,912 and the parish had a population of 13,619 (2021 Census).

The property is located just to the north of the town centre and accessed off Girling Street (A131). The A131 links Sudbury to Bury St Edmunds (A14) to the north (18 miles) and Braintree (A120) to the south (15 miles). Ipswich is located 20 miles to the east.





ACCOMODATION

The property comprises an existing ALDI store and car park with an approximate gross internal floor area of 1,475 sq metres (15,877 sq ft). The car park provides a total of 72 parking spaces including 3 DDA compliant spaces and 7 parent and child spaces.

The site area is approximately 1.17 acres

TERMS

The premises are available by way of a new effectively full repairing and insuring lease for a term by agreement, 'subject to 5 yearly upward only rent reviews every fifth year. Alternatively, the freehold could be made available - terms available upon request.

PLANNING

Existing Class A1 non-food retail consent under the old Use Classes. Application to be submitted to extend use to permit Class E (a) and Class E (b) under the current Use Classes.

AVAILABILITY

Vacant possession of the property will be in Q3 2026.

BUSINESS RATES

We have been verbally advised that the premises is assessed as follows:

Rateable Value: £235,000

UBR (2024/25): 0.546

Rates Payable: £128,310

Interested parties are advised to make their own enquiries with the Local Authority.

EPC

This property has an energy rating of C.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING & FURTHER INFORMATION

The staff are unaware so strictly by appointment with the sole agent, MP Real Estate.

CONTACT



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Disclaimer The accuracy of any description, dimensions, references to condition, necessary permissions, for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact and must satisfy themselves as to their accuracy. Neither the letting agent nor their clients nor any of their employees or representatives has any authority to make or give representation or warranty or enter into any contract whatever in relation to the property. January 2026.