

# Birchall Steel Consultant Surveyors

## **GROUND FLOOR LOCK UP SHOP NEWLY REFURBISHED INCLUDING AIR CONDITIONING & SUSPENDED CEILINGS & NEW SANITARYWARE**



### **GROUND FLOOR SALES AREA 812 Sq Ft PLUS ANCILLARY STAFF & STORAGE**

Unit 6 Borehamgate Shopping Centre  
Sudbury  
CO10 2EG

**RENT £15,000 PAX plus vat  
TO LET ON A NEW LEASE**

**100% BUSINESS RATES RELIEF AVAILABLE**

Old Bakery Mews  
6 King Street  
Sudbury  
Suffolk CO10 2EB

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Birchall Steel Limited trading as Birchall Steel Consultant Surveyors  
Registered Office: 61 Station Road – Sudbury – Suffolk – CO10 2SP – Company No: 08571498  
VAT No: 700 0186 01

## LOCATION

The premises are located within the Borehamgate Shopping Centre. The Borehamgate Shopping Centre adjoins the bus station and provides an important pedestrian link from that, the railway station and carparks adjacent to Roys and Waitrose with the prime shopping areas within the town. Other occupiers within the scheme include The Job Centre, the Post Office, the RSPCA and Premier Travel.

Sudbury itself is a busy and expanding market town with a population of around 25,000 (including Gt Cornard) but which serves a catchment population estimated at around 55,000. The town is situated some 14 miles south of Bury St Edmunds, 15 miles northwest of Colchester and some 23 miles from the county town of Ipswich. There are branch line train services from Sudbury to London's Liverpool Street via Marks Tey taking approximately 70 minutes.

## DESCRIPTION

The property comprises a **newly refurbished** ground floor lockup shop unit with rear loading alongside WC facilities. The facade is fully glazed and is accessed via a pedestrian door directly from the main pedestrianised, part covered courtyard area. The premises now benefit from new suspended ceilings and lighting, brand new air conditioning has been fitted, and the unit has been fully redecorated.

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

<b>Shop Width</b>	17'2" (5.25m)
<b>Shop Depth</b>	47'4" (14.45m) currently a removable partition exists.
<b>Net Sales Area</b>	812sq. ft. (75.49m <sup>2</sup> )
<b>Rear Lobby</b>	Door providing rear loading.
<b>Kitchenette and door to WC</b>	

## SERVICES

All main services are connected.

## RATES

The rateable value is £9,500 (Multiplier for the current year is 49.9p) **Qualifying applicants would benefit from 100% small business rates relief.**

## SERVICE CHARGE

A service charge is levied in respect of the maintenance and management of the shopping centre. The budget for the current year is approximately £3,750 per annum.

## VAT

The property is elected for VAT purposes, so VAT is chargeable on the rent and service charge.

## TERMS

The premises are available on a new lease on effectively full repairing and insuring terms but for a term to be agreed. The lease will exclude S24-26 of the Landlord and Tenant Act 1954.

**RENT**

£15,000 per annum exclusive, plus VAT

**RENT DEPOSIT**

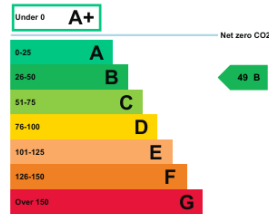
The tenant will be required to lodge a rent deposit equating to 3 months' rent plus a sum equal to the vat on that amount.

**EPC**

Energy Rating B. Certificate valid until 1<sup>st</sup> June 2035.

**Energy rating and score**

This property's energy rating is B.

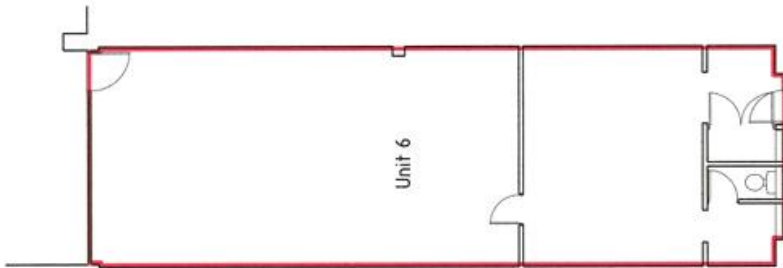


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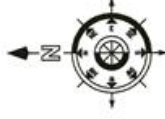
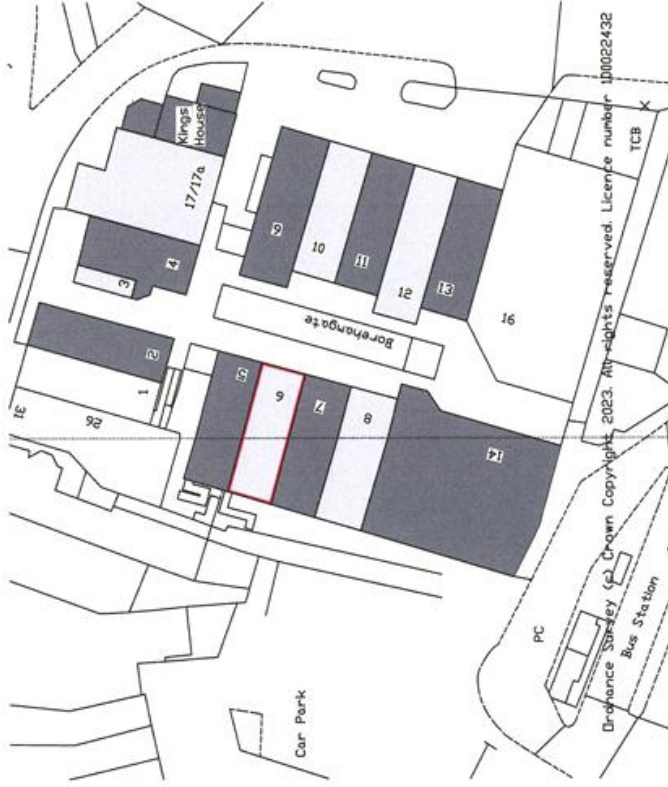
**VIEWING**

By confirmed prior appointment with the agent:  
Birchall Steel Ltd – 01787 883888





Ground Floor



Revision Date  
 10022432

Revision Date

**Fenn Wright**

Building Consultancy Department  
 1, Tolgate East, Station, Colchester, CO3 8JZ  
 Essex, United Kingdom  
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Client: Babergh & Mid Suffolk District Councils  
 Project: Unit 6 Borehamgate  
 King Street  
 Sudbury CO10 2EG  
 Drawing Title: Lease Plan

Drawing No:	25070/001
Date:	April 2025
Scale:	1:100 & 1:500 @ A3

NOTE: This plan has been prepared to accompany a lease only and should not be used or relied upon for any other purposes.