

Birchall Steel Consultant Surveyors

PRIME SHOP UNIT IN AN EXCELLENT TRADING POSITION IN THE HEART OF THE TOWN CENTRE ADJACENT TO WATERSTONES & CLOSE TO ICELAND, PEACOCKS, NEW LOOK & CAFFE NERO



**NET SALES AREA 854 SQ FT
ANCILLARY STAFF/STORAGE 530 SQ FT**

11 North Street
Sudbury
CO10 1RB

**TO LET ON A NEW LEASE
RENT £25,000 Per Annum Plus VAT**

Old Bakery Mews
6 King Street
Sudbury
Suffolk CO10 2EB

01787 883888
birchallsteel@btconnect.com
www.birchallsteel.co.uk

LOCATION

The premises occupy an excellent trading location within the prime retail area. Other nearby traders include New Look, Iceland, Boots Opticians, Superdrug, WH Smith, with MIND and Waterstones being immediate neighbours. The town's main shopper's car parks are within a few minutes' walk.

Sudbury itself is a busy and expanding market town with a population of circa 25,000 (including Great 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 country 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 fast and regular services to Liverpool Street from Colchester.

DESCRIPTION

The property comprises a three-storey period building constructed of brick under a mainly slate roof. The ground floor enjoys a wide fully glazed frontage to North Street, there is a suspended ceiling installed with inset lighting and the retail accommodation is air-conditioned. There are two offices on the first floor along with WC facilities, and on the second floor there is a further two rooms suitable for offices or storage. The existing tenant is currently utilising the premises as a bespoke kitchen showroom.

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

NET FRONTAGE	26'11" narrowing to 22'10"
SALES DEPTH	37'8"
NET SALES AREA	854 Sq Ft
Small Kitchenette	81 Sq Ft

First Floor

Office 1	10'9" x 9'3" providing 99 Sq Ft
Office 2	10'10" x 6'6" providing 70 Sq Ft

Ladies & Gents cloakrooms each with WC & washbasin.

Second Floor

Office/Stockroom 1	9'5" x 14' providing 131 Sq Ft
Office/Stockroom 2	14' x 11' providing 154 Sq Ft

RATES

The rateable value is £20,250
The multiplier for the current year is 49.9p
Qualifying applicants would benefit from up to 40% Retail and Hospitality relief.

SERVICES

Main water, electricity and drainage are connected.

TERMS

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

VAT

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

RENT

£25,000 per annum exclusive, plus VAT

EPC

Rating D Valid until December 2029

VIEWING

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