

SUDBURY (SUFFOLK) WALDINGFIELD ROAD, CO10 2XQ

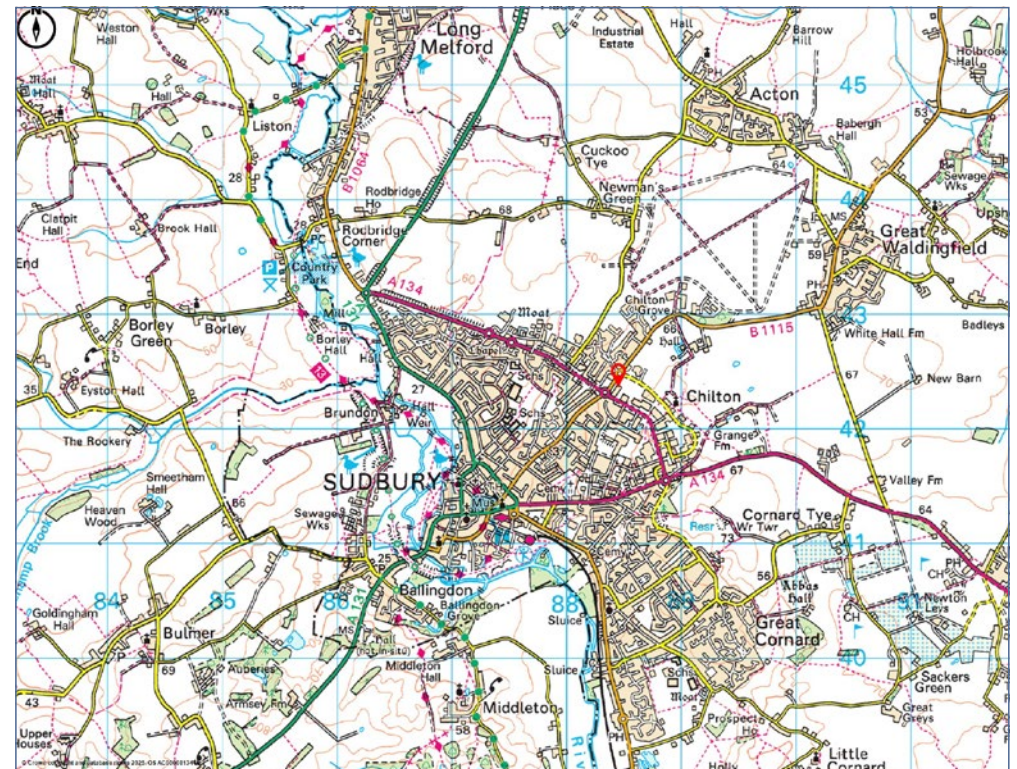
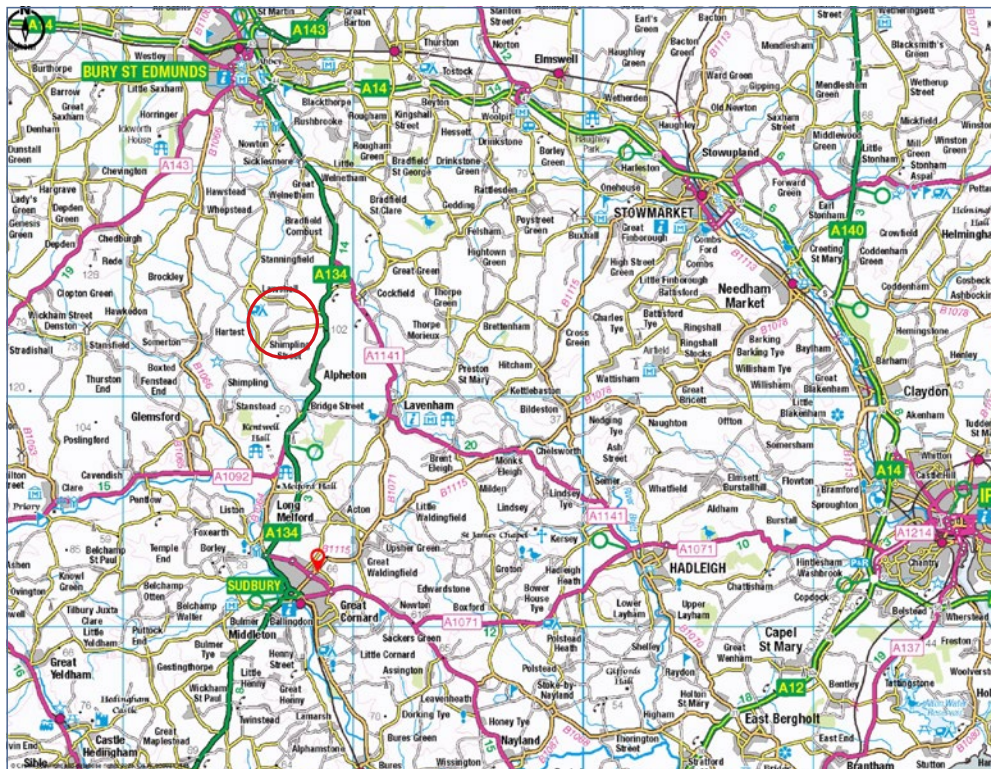
RETAIL/CAFE UNIT - UP TO 3,000 SQ FT TO LET
NEXT TO NEW ALDI STORE (OPENING Q4 2025)

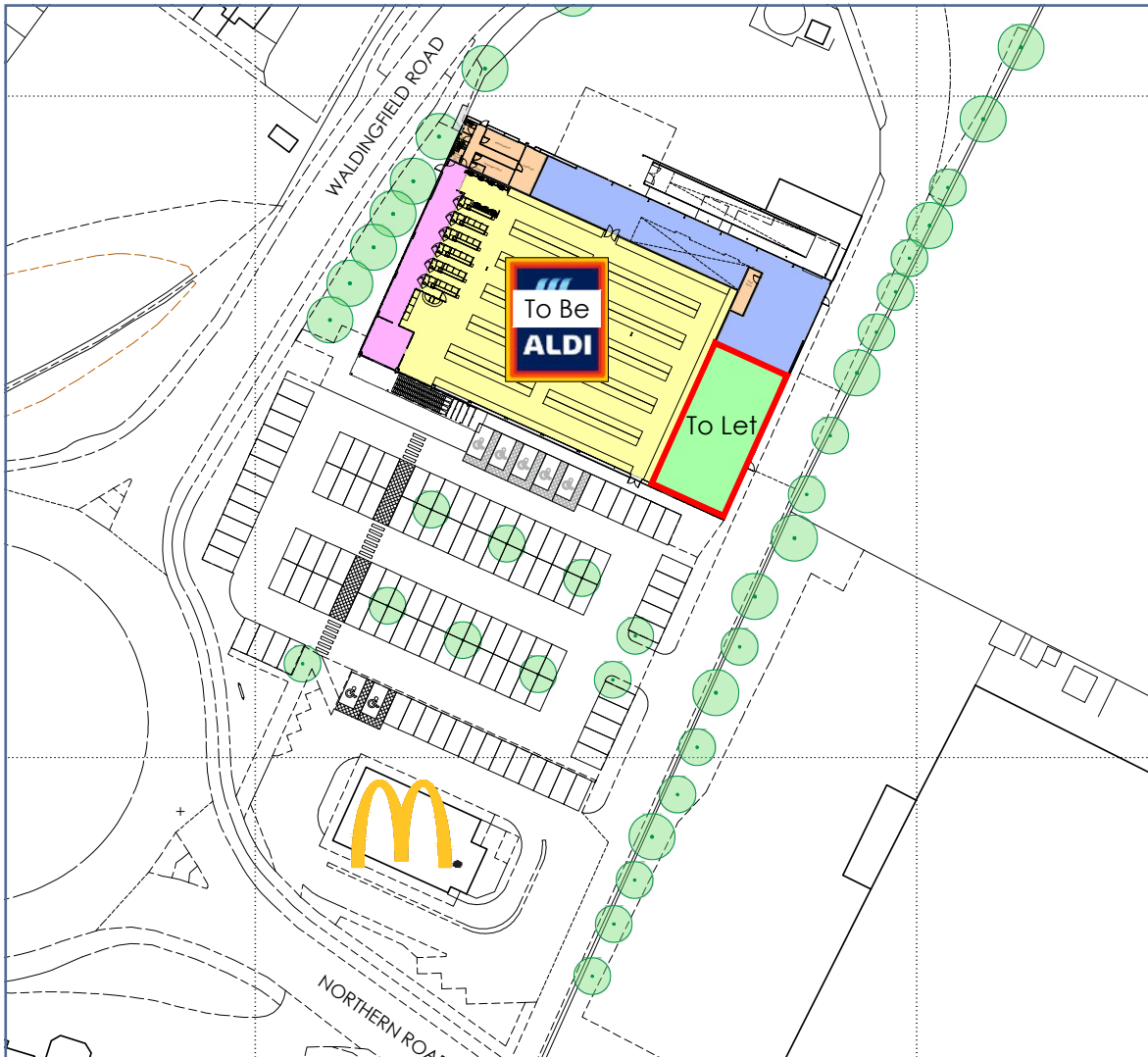


LOCATION

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 occupies a prominent location at the roundabout junction of Northern Road (A134) and Waldingfield Road (B1115), to the north of the town centre. Immediately to the east of the site is the Chilton Industrial Estate, the town's main employment and industrial zone. Further south along the A134 is Shawlands Retail Park with tenants including Halfords, Pets at Home, Carpetright, Farmfoods, Topps Tiles, Poundland and KFC. Approximately 0.9 miles to the west, further along the A134, is a Tesco Superstore.





OPPORTUNITY

The former Homebase unit is to be refurbished and reconfigured to provide a new Aldi store of circa 22,400 sq ft along with a surplus unit of up to 3,000 sq ft suitable for retail, café or trade counter, subject to planning. There is a shared car park providing 105 customer car parking spaces. The car park is accessed from the roundabout off Waldingfield Road, to the rear of the premises. This access is shared with McDonalds who are located fronting Northern Road with their own designated car parking area for 20 spaces.

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, at a commencing rent of £60,000 pax.

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 Q1 2026.

BUSINESS RATES

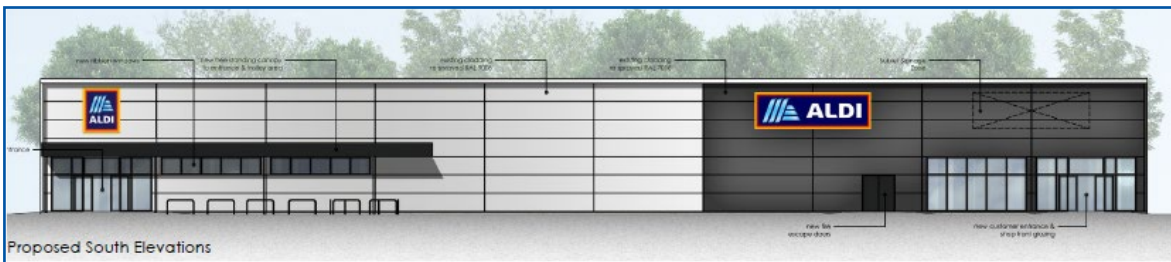
The premises will be assessed for rating purposes following completion of the reconfiguration works.

EPC

An EPC will be available following completion of the reconfiguration works. The target EPC is an energy rating of C.

LEGAL COSTS

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



VIEWING & FURTHER INFORMATION

For Further information, please contact the sole agents.

CONTACT



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