

# Birchall Steel Consultant Surveyors

## **GROUND FLOOR LOCK UP SHOP/CAFE WELL LOCATED IN THE BOREHAMGATE SHOPPING CENTRE**



**SALES AREA 772 Sq Ft  
AIR CONDITIONING & REAR SERVICING**

Unit 10 Borehamgate Shopping Centre  
Sudbury  
CO10 2EG

**RENT £15,000 PAX plus vat**

**TO LET ON A NEW LEASE  
100% BUSINESS RATES RELIEF**

Old Bakery Mews  
6 King Street  
Sudbury  
Suffolk CO10 2EB

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birchallsteel@btconnect.com  
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## 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 ground floor lockup shop unit formerly used as a café and retail shop. The facade is fully glazed and is accessed via a pedestrian door directly from the main pedestrianised, part covered courtyard area. There is rear servicing off the Great Eastern Road.

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>	48" (14.65m)
<b>Net Sales Area</b>	772sq. ft. (71m <sup>2</sup> )
<b>Rear Lobby</b>	Door providing rear loading.
<b>Customer Toilets</b>	With 2 w.c's

**SERVICES** All main services are connected.

**RATES** The rateable value is £9,400 (Multiplier for the current year is 49.9p) Qualifying applicants would qualify 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 £3,600 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.

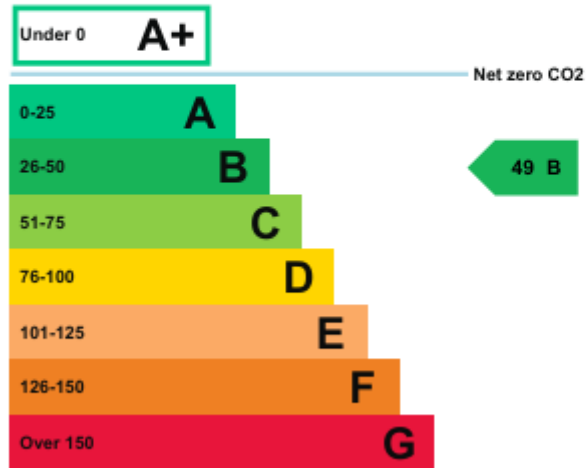
**EPC**

Energy Rating B. Certificate valid until 29<sup>th</sup> May 2035.

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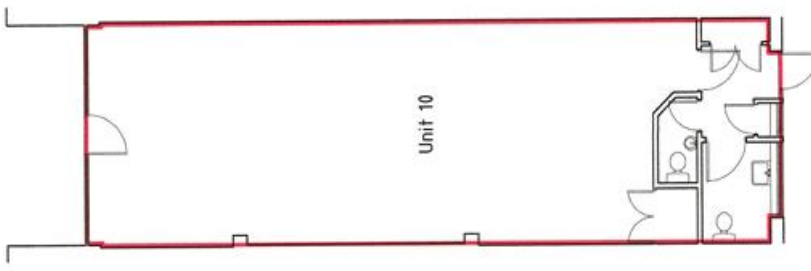
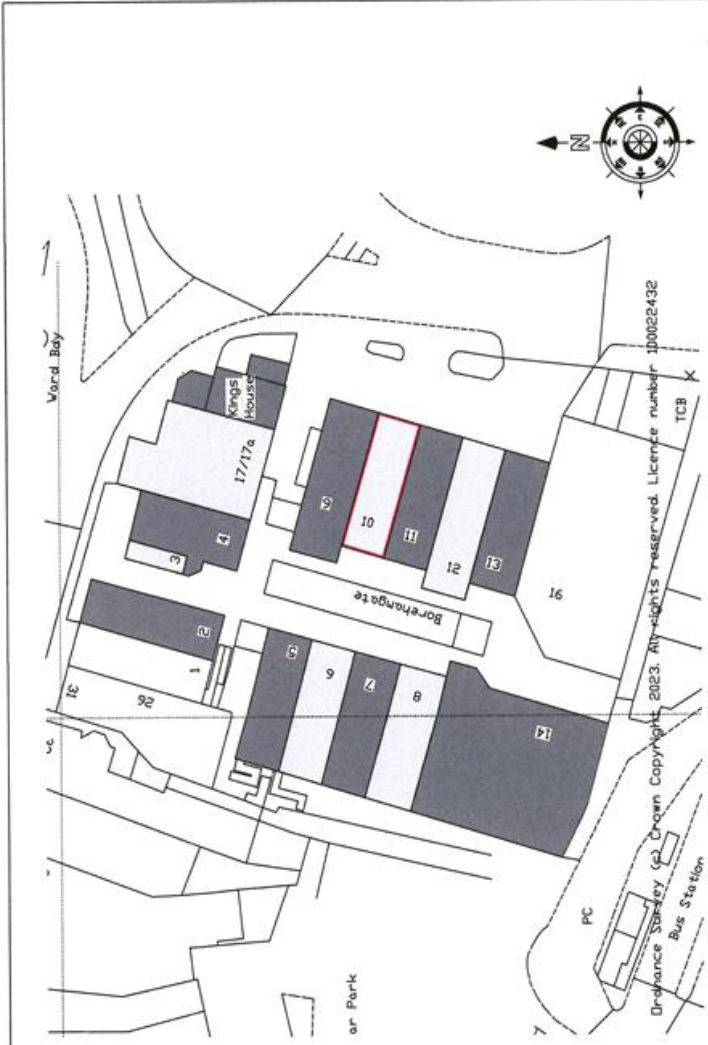
**Energy rating and score**

This property's energy rating is B.



**VIEWING**

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



**Ground Floor**

Revision	Date
<b>Fenn Wright</b>	
Building Consultancy Department Fenn Wright 14, Old Street, London EC1A 9DF Tel: 01208 216685 Fax: 01208 216682 Email: buildingconsultancy@fennwright.co.uk	
Contract <b>Unit 10 Borehamgate</b> <b>King Street</b> <b>Sudbury CO10 2EG</b> drawing title <b>Lease Plan</b>	
client Babergh & Mid Suffolk District Councils	
drawing no CB	25070/002
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.