

TO LET

**Modern Lock-Up Shop Unit not far
from the Town Centre**

Net Sales Area 750 ft² / Ground Floor Storage 180 ft²

**BS BIRCHALL
STEEL**

Specialist property advice to the commercial sector

A division of **NP** NICHOLAS
PERCIVAL



50A North Street,
Sudbury, Suffolk CO10 1RE

To Let on a New Lease £11,000 pax
100% Small Business Rates Relief

Location

The premises are situated toward the northern end of North Street, close to the modern Cedar Apartments. Other business occupiers in the vicinity include a variety of speciality retailers and food outlets along with service providers. The main entrance to the North Street shoppers’ car park is a few yards away and there is on street parking close by.

Sudbury is a busy and expanding market town with a population or around 25,000 (including Gt Cornard) and serves a much wider catchment area. The town is situated some 12 miles northwest of Colchester, 14 miles south of Bury St Edmunds and some 23 miles from the county town of Ipswich.

Description

The property comprises a modern purpose-built shop unit in a parade of four which were built about 40 years ago. The shop provides regular clear space with rear servicing from a communal service yard. A section of the shop has been partitioned off at the rear to provide an office/stockroom but this could be incorporated into the sales area if required.

Terms

The shop is available to let on a new full repairing & insuring lease for a minimum term of 5 years. Upon terms being agreed the prospective tenant is to pay an administrative fee of £250.00 plus VAT. Fee inclusive of references and ID due diligence.

Rent

£11,000 per annum exclusive.

Services

Water, electricity (3 phase) and drainage are connected.

Business Rates The Rateable Value is £10,500.
As the RV is less than £12,000, qualifying tenants would get 100% small business rates relief.

VAT – The property is not elected for VAT

EPC - Rating C Expiring 2028

Viewing

Strictly by prior appointment with **Birchall Steel**, a division of Nicholas Percival
Contact: Gordon.Birchall@birchallsteel.co.uk / Karen.street@birchallsteel.co.uk
Tel: 01787 883888
Ref: C

DIMENSIONS	SIZE
Internal Width	16’6”
Sales Depth	45’6”
Net Sales Area	746 ft² / 69.31 m²
Office/Stockroom	18”9’ x 9’9” / 183 ft²
Cloakroom	Located to the rear



Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.