

LOT 42 - Sudbury

Commercial Auction - 9th December 2025



Freehold Shop and Residential Investment

18 and 18a Market Hill, Sudbury, Suffolk, CO10 2EA

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GUIDE PRICE *

£290,000 - £310,000

Gross Initial Yield 9.31%

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Live Stream (the first lot to be offered at 11.00 am)

Key Features

- Comprises a ground floor & basement shop with self-contained 2-bed maisonette above
- Shop let to Fisher Jones Greenwood LLP (sub-let) on a lease expiring 2029
- Total accommodation extending to 154.88 sq m (1,667 sq ft)
- Town Centre location close to Morrisons Daily, Boots, Greggs & Specsavers
- Maisonette let on an AST
- VAT is not applicable
- **Six Week Completion Available**

Total Current Rent Reserved
£26,990 p.a.

Tenure

Freehold



Location

- ★ Sudbury is an attractive market town located on the River Stour, 14 miles north-west of Colchester, 19 miles west of Ipswich, 32 miles south-east of Cambridge and some 60 miles north-east of London
- 📍 The town is located at the junction of the A134 and A131
- 🚉 Sudbury Rail Station is located within 530m from the property with services to London Liverpool Street (journey time 1 hour 18 minutes)
- 📍 The property is situated on the northern side of Market Hill, close to its junction with East Street and King Street
- 🏪 Occupiers close by include Morrisons Daily, Boots, Costa Coffee, Toni & Guy, Lloyds Bank, Specsavers, Greggs and Esquires Coffee amongst many others

Additional Information

- The maisonette is self-contained and accessed from the front.

VAT - VAT is not applicable to this Lot.

Allsop

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Schedule

Address	Present Lessee	Accommodation			Lease Details	Current Rent (PA)	Next Review / Reversion
18 Market Hill	Fisher Jones Greenwood LLP ⁽¹⁾ (sub-let) ⁽²⁾	Ground Floor	35.86 sq m	386 sq ft	10 years from 14.03.2019 Rent review every 3rd year Effectively FR& I	£16,250 p.a.	Reversion 2029
		Basement	31.02 sq m	334 sq ft			
		Subtotal	66.88 sq m	720 sq ft			
18A Market Hill	Individual(s)	First & Second Floor Maisonette - 3 rooms, kitchen and shower room	88.00 sq m	947 sq ft	Assured Shorthold Tenancy for a term of 12 months from 01.04.2025	£10,740 p.a.	Reversion 2026
Total			154.88 sq m	1,667 sq ft	Total	£26,990 p.a.	

(1) For the year ended 31.03.2024 Fisher Jones Greenwood LLP reported a Turnover of £10.895m, a Pre-tax Profit of £2.725m, Shareholders Funds and a Net Worth of £4.755m (Source: Experian 06.11.2025)

(2) The property is sub-let to Oakheart Sudbury Ltd for a term of years expiring 12.12.2028 at a rent of £16,250 p.a.

N.B. Not inspected by Allsop LLP. The commercial floor area is sourced from the Valuation Office Agency (www.gov.uk/find-business-rates) and the residential floor area is taken from the EPC (www.gov.uk/find-energy-certificate)

Featured 1



Featured 2



Featured 3



Featured 4



Featured 5



Featured 6



Featured 7



Featured 8



Featured 9







Featured 12



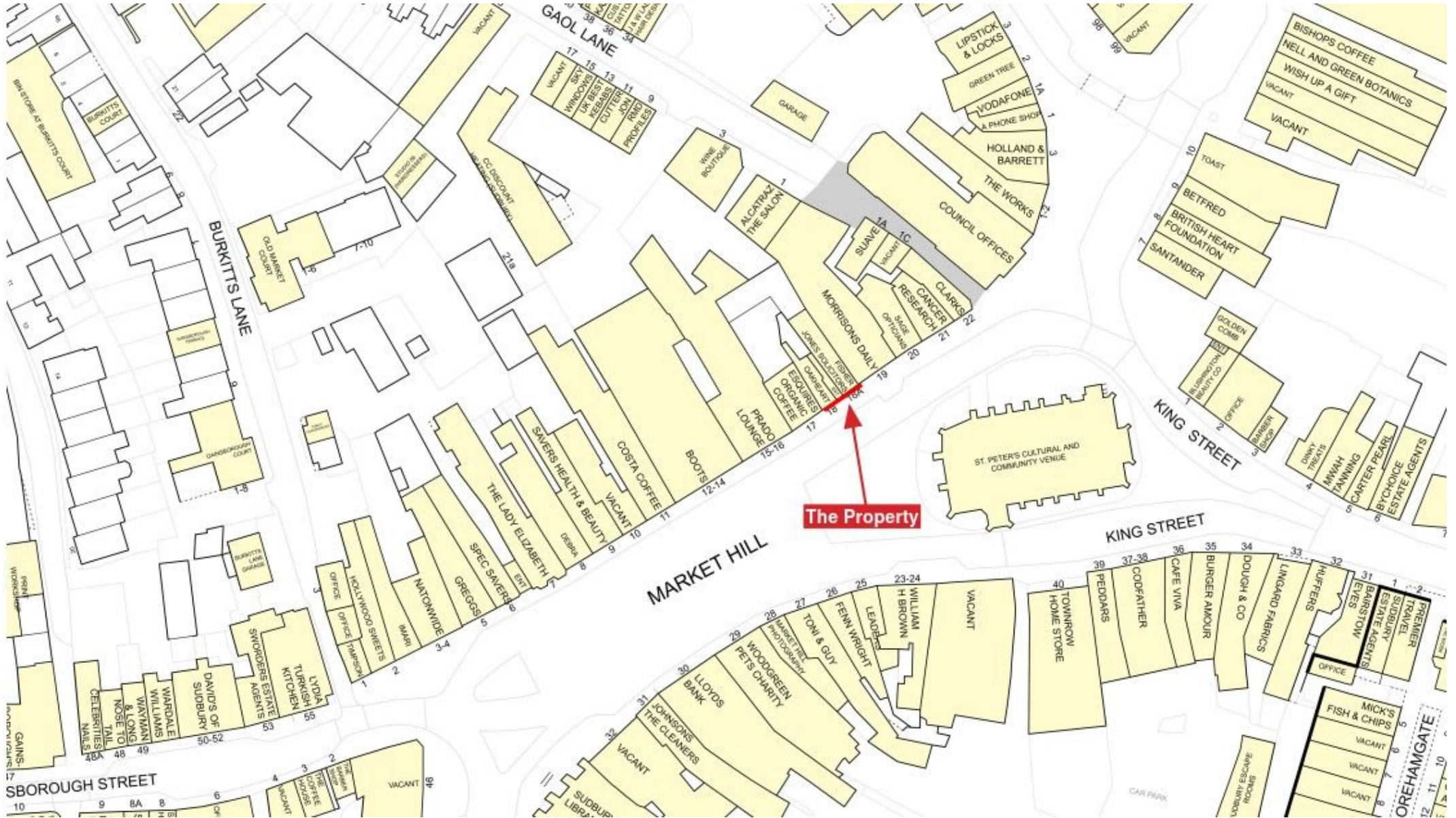
Featured 13



Featured 14



GOAD Map

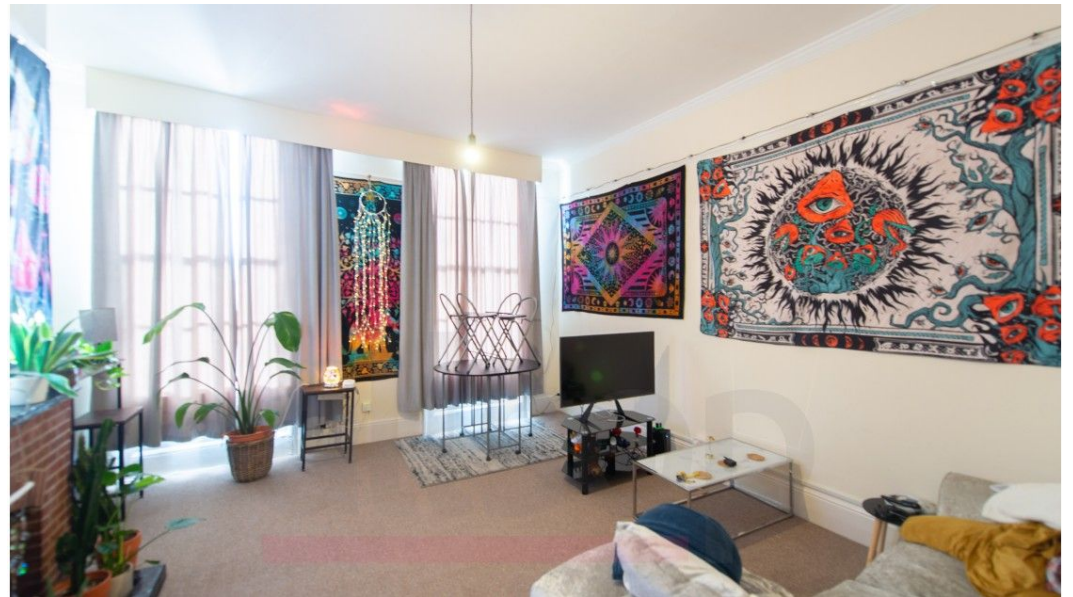


Pro map



NB This plan is for identification only.









Floorplan 1



For identification purposes only

Addendum

The mark-up of the street traders plan and site plan was amended on 25.11.2025

Disclaimer

Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters

Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ("the Reserve") at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
6. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

Reserve Prices

7. The reserve price is the minimum price at which the Lot can be sold.
8. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

Buyers' fees, Seller's fees and additional charges

9. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:

Residential Auctions

- Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
- Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VAT

Commercial Auctions

- All Lots: Buyers Fee £1,500 excluding VAT

10. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

11. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

12. Please note that Lots may be sold or withdrawn at any time prior to auction.
13. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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