



11a Friars Street, Sudbury, Suffolk, CO10 2AA

GROUND FLOOR LOCK-UP RETAIL UNIT SUITABLE FOR A1, A2 OR A3 USES

- Net internal area of approximately 498 sq ft (46.3 sq m)
- Excellent shop frontage to Friars Street within Sudbury's historic town centre
- Retail area, store, kitchen, WC and benefiting from shared rear pedestrian access
- Excellent secondary location, just off Sudbury's main retail high street
- Mix of independent and specialist retailers nearby

LOCATION

The property is situated just off the main retail high street within the town and is close to the major retail occupiers. Other nearby occupiers include Pizza Express, Javelin, Butler and Brooks and a mixture of other independent traders. Sudbury Railway Station is situated approximately 1/3 of a mile from the property via Station Road.

Sudbury is an attractive and historic market town in the county of Suffolk with a population of approximately 20,000. The town is situated approximately 15 miles north west of Colchester, 18 miles south of Bury St Edmunds, 21 miles west of Ipswich.

DESCRIPTION

The property comprises a ground floor lock-up retail unit with a timber framed shop frontage to Friars Street. The shop comprises a sales area with period feature fireplace, storage room, kitchen and WC.

Externally, the property benefits from shared pedestrian access rights to the rear of the property.

Net frontage	-	3.6 m
Shop depth	-	12.4 m

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Ed) and provides a net internal area of **498 sq ft (46.3 sq m)**.

LEASE TERMS

The property is available on a new lease on terms to be agreed.

RENT

£9,000 per annum.

VAT

All figures quoted are subject to VAT at the prevailing rate.

RATING

The property is listed in the 2017 Valuation List as 'shop and premises' with a Rateable Value of £8,000. Small business rates relief may be available subject to Tenant conditions.

LEGAL COSTS

Both parties are to be responsible for their own costs on completion. The ingoing tenant will be required to provide an undertaking to pay the landlord abortive legal costs should they withdraw from the sale once solicitors are instructed.

VIEWING & FURTHER INFORMATION

To arrange a viewing or to request further information please contact the sole lettings agents, Hazells Chartered Surveyors on 01284 702626. Or email:

Richard Pyatt MRICS -

richard@hazellsonline.co.uk

Jonathan Lloyd MRICS -

jonathan@hazellsonline.co.uk

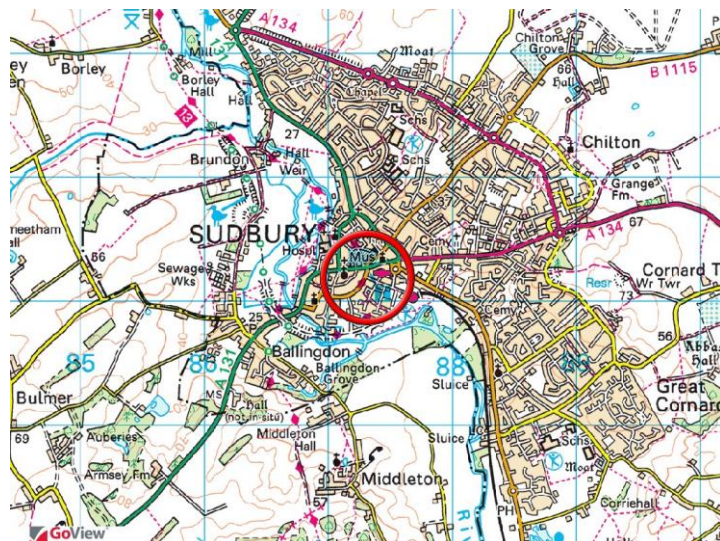
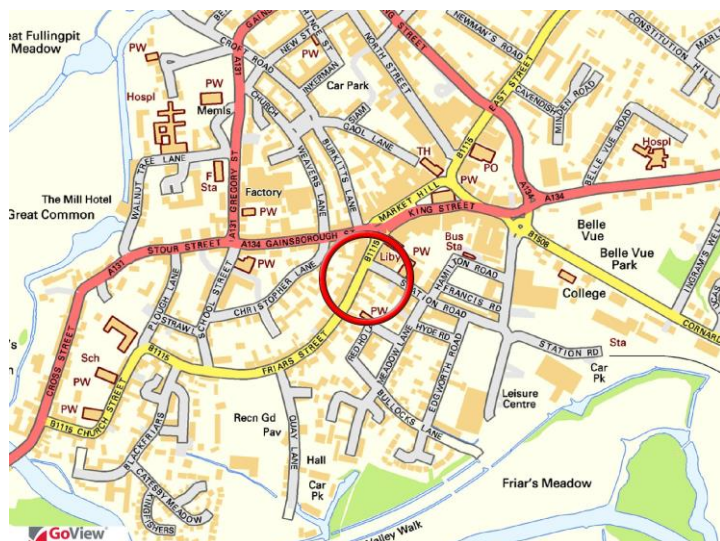


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AGENCY, MANAGEMENT & PROFESSIONAL

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The Annexe, Short Brackland, Bury St Edmunds, Suffolk IP33 1EL