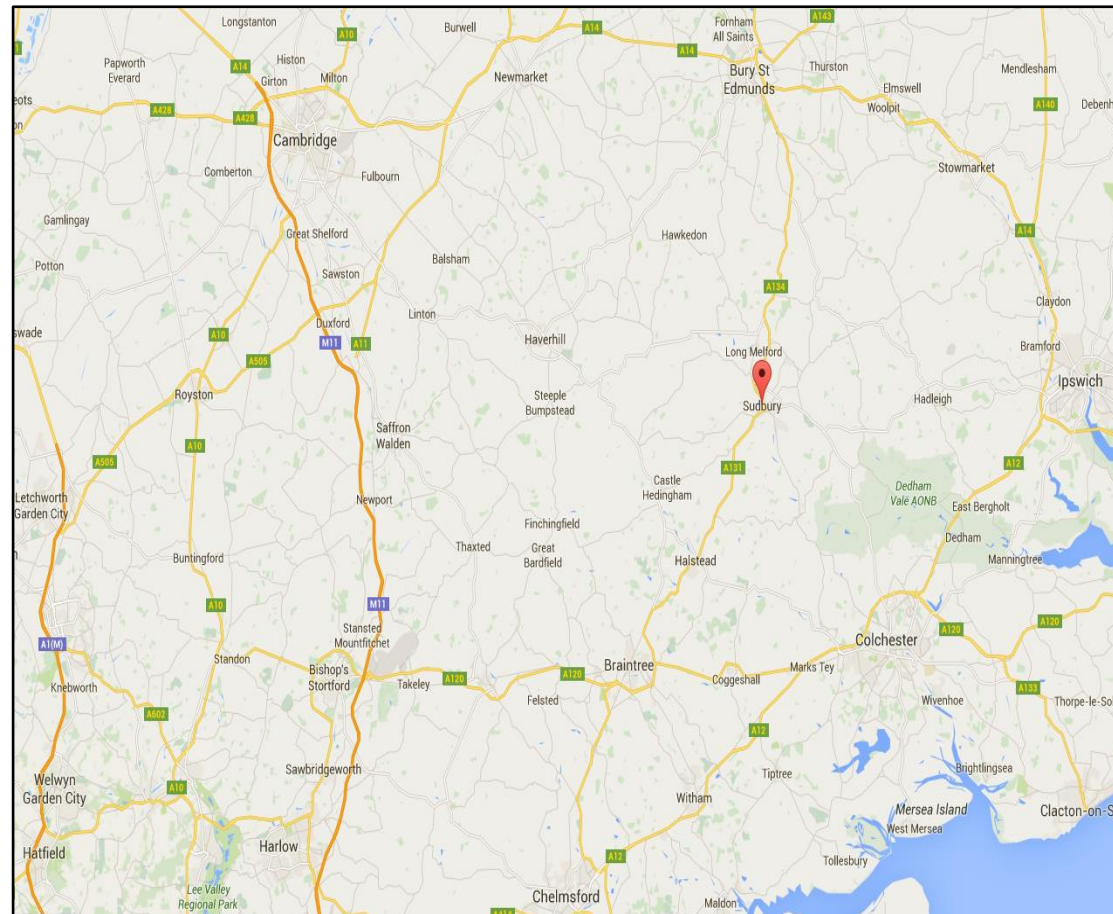


PRIME SHOP / RESTAURANT A3 PLANNING CONSENT GRANTED

464 sq m (5,000 sq ft)

**15/16 MARKET HILL
SUDBURY
CO10 2EA**



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GEOGRAPHICAL PLAN



TO LET

£75,000 per annum

- Shop/Restaurant in prime location – 10m frontage
- Attractive double fronted period building with original features
- Considered ideal for restaurant use – **A3 Planning Consent Granted**
- Located between WH Smith and Boots – close to Fat Face and Costa (to open shortly)

LOCATION

Sudbury is an attractive and historic Suffolk market town situated approximately 18 miles south of Bury St Edmunds and 15 miles north-west of Colchester. It has a population of approximately 20,000.

PROPERTY

The property occupies a prime trading location between WH Smith and Boots and close to Specsavers, Fat Face and the new Costa which we understand will open shortly.

ACCOMMODATION

Double fronted unit with a 10m frontage. It is proposed by the Landlord to strip out non load bearing partitions on the ground floor and provide service connections at the rear of the unit to provide :

Ground floor: GIA : 297 sq m (3,200 sq ft)
First floor: GIA : 167 sq m (1,800 sq ft)
Second floor: Attic : to be voided off

CAD plans are available upon request.

SERVICES

All mains services to include gas, water, drainage and electricity are available and connected to the property.

TOWN AND COUNTRY PLANNING

Current Use - A1 Retail. Planning consent granted 26/01/2016 for change of use to A3 Restaurant use. A copy of the decision notice is available upon request. The property is Grade II Listed.

RATES

Charging Authority: Babergh District Council
Description: A1 Retail
Rateable value: £103,000
UBR: 0.497
Period: 2016-2017

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Please note – the property will be reassessed following the redevelopment.

TENURE

The property is available to let on a term to be negotiated on Full Repairing and Insuring terms.

RENT

£75,000 pax

VAT

The property is elected for VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

VIEWING

To view the premises and for any additional information please contact the sole agents.

Contact: Tim Bradford
Tel: 01522 544515
Email: tim.bradford@bankslong.com

Ref: TJB/CD/8599/K15(B16/LG/C16/JESC16)

