



Location

Sudbury is an attractive historic market town located 14 miles from Bury St Edmunds, 13 miles from Colchester and 52 miles from Central London. Sudbury has an immediate population of 18,000 (2012 estimate) with a retail catchment of 38,806 within a 5-mile radius.

The Grade II listed property is situated in the town centre fronting onto the prime pitch of Market Hill with nearby occupants including Fat Face, Prezzo, Pizza Express and Specsavers. The shop is also in close proximity to a bi-weekly market located in front of St Peters Church in the town centre which also hosts concerts and exhibitions throughout the year.

Accommodation

Ground Floor Sales	2,372 sq ft	220.45 sq m
First Floor	1,817 sq ft	168.87 sq m
Second Floor	555 sq ft	51.58 sq m
Total	4,744 sq ft	440.89 sq m

Lease Term

The property is available by way of a new lease for a term to be agreed.

Contact

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Rent

£45,000 per annum, exclusive.

Rates

Rateable Value	£49,500 (2017)
UBR	0.48 (2018/19)

Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Energy Performance Certificate

Not Applicable - Listed Building.

Costs

Each party is responsible for its own legal costs incurred in this transaction.

Viewing

Viewing is strictly by prior appointment with the agent.



Experian Goad Plan Created: 2010/2017
 Created By: Kitchen LaFrenais Morgan

50 metres



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