

TO LET

PRIME RETAIL PREMISES



10 MARKET HILL SUDBURY SUFFOLK CO10 2EA

RENT £25,000 PAX

DESCRIPTION

The subject property forms part of a larger three-story Grade II Listed terraced building of brick construction under a slate tiled roof. The property is well-appointed with suspended ceilings, a gas-fired radiator system and air conditioning throughout. The accommodation provides an open plan sales area with rear offices, kitchenette and WC, a large basement area and one allocated parking space at the rear.

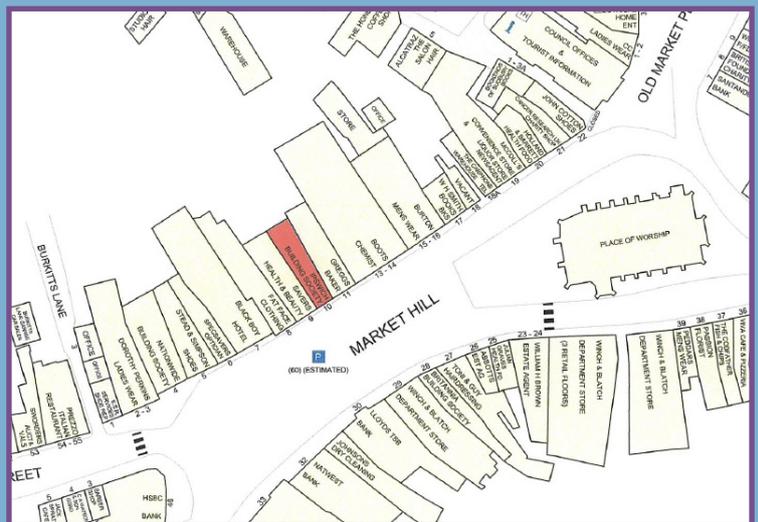
LOCATION

Sudbury is a busy and expanding West Suffolk market town situated close to the Suffolk-Essex border 15 miles north west of Colchester and 20 miles west of Ipswich. It has a resident population, including Cornard, of approximately 24,000 persons. The subject property is located overlooking the Market Place in one of the principal shopping areas of the town. The Market place provides town centre car parking except on Thursdays and Saturdays when there is a traditional market in situ.

ACCOMMODATION

The property is arranged over ground floor level with the following approximate floor areas:

Frontage:	4.36 m	14.3 ft
Depth:	11.39 m	37.4 ft
Sales Area:	49.7 m ²	535 sq ft
Offices & Ancillary:	56.8 m ²	611 sq ft
Total Net Internal Area:		1146 sq ft



TERMS

The premises is offered on the basis of a new lease for a minimum term of five years on full repairing and insuring basis.

BUSINESS RATES

We understand that the property has the following rating assessment from 1st April 2023:

Rateable Value: £ 18,750
Rates Payable (24/25) £ 9,356.25

The above figures do not take into account any rates relief for qualifying occupier.

PLANNING

We understand that the property benefits from Use Class E but interested parties should make their own planning enquiries.

VAT

We understand the property is elected for VAT.

SERVICES

We understand the property is on mains drainage, mains water and mains electricity.

EPC

This property's energy rating is C.

LEGAL COSTS

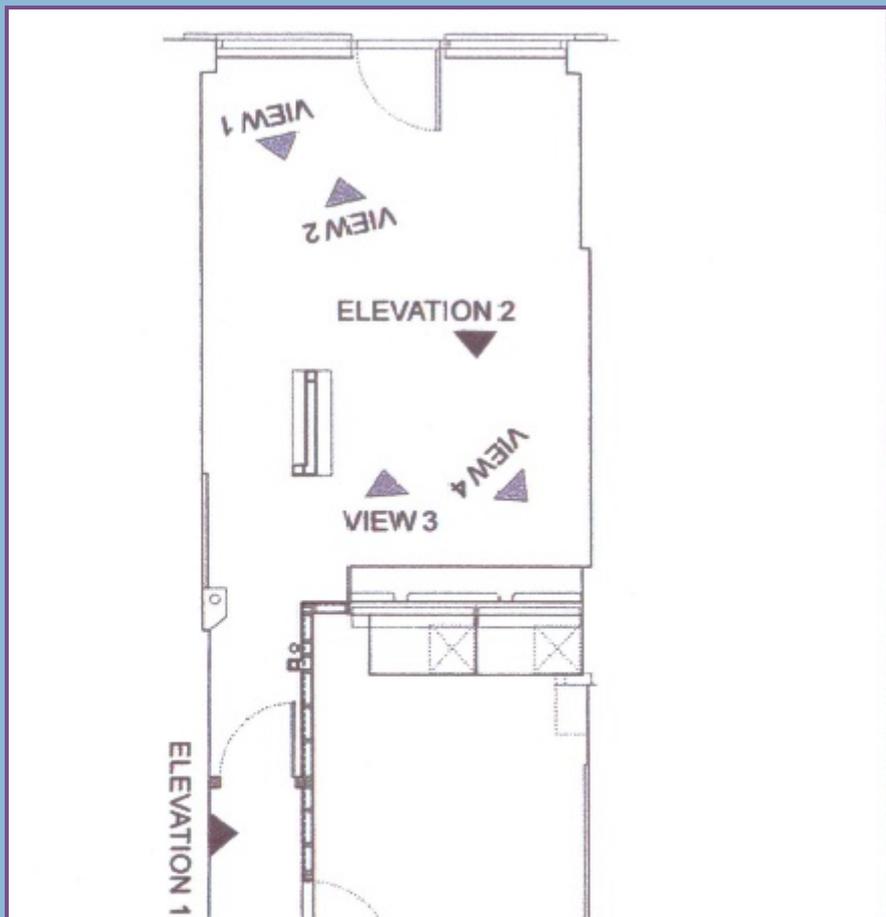
Each party will be responsible for their own legal costs incurred in the transaction.

VIEWING & INFORMATION

By strict appointment only please contact:

Oakley Elsom
TEL:01394 446 480
Email:Oakley@esassociates.co.uk

or
Peter Elsom
TEL:01394 446 480
Email:Peter.jo.elsom@esassociates.co.uk



elsom spettigue associates

commercial agents • property managers

2 Quaypoint Station Road Woodbridge Suffolk IP12 4AL

Tel 01394 446480 Email info@esassociates.co.uk web www.esassociates.co.uk

IMPORTANT NOTICE

These particulars are provided only as a general guide to the property and do not form part of any contract. Whilst all details are given in good faith, and are believed to be correct, any intended purchaser or tenant must satisfy themselves independently as to their accuracy. Elsom Spettigue Associates are not authorised to make or give representation or warranty whatever in relation to this property.