

# TO LET PRIME SHOP PREMISES

*10 Market Hill Sudbury Suffolk CO10 2EA*

*£25,000pax*



## DESCRIPTION

This ground floor lock-up shop forms part of a larger three-story Grade II Listed terraced building of brick construction under a slate tiled roof. Formerly occupied by the Suffolk Building Society, the property is well-appointed with suspended ceilings, a gas-fired radiator system, and air conditioning throughout. The layout includes a customer area, serving counter, lobby, private office, staff room, and WC facilities. The property also offers a large basement area and one allocated parking space at the rear.

## VIEWING & INFORMATION

Please contact:

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## 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.



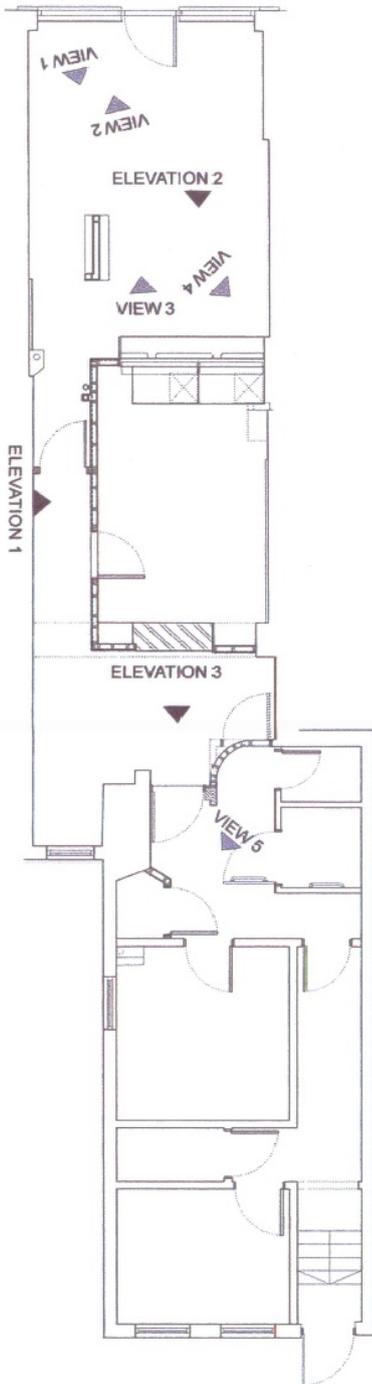
## ACCOMODATION

The premises provide the following approximate floor areas:

- Frontage - 4.36m
- Depth - 11.39m
- Main Sales Area - 49.7m<sup>2</sup> (535sqft)
- Rear Office - 10.6m<sup>2</sup> (114sqft)
- Kitchen - 8.3m<sup>2</sup> (89sqft)
- Store Room - 2.1m<sup>2</sup> (22sqft)
- Basement - 35.8m<sup>2</sup> (386sqft)
- WCs

## EPC

Rated - C.



## RATEABLE VALUE

We understand that the property has the following rating assessment from 1<sup>st</sup> April 2023:

Rateable Value: £18,750

**Rates Payable (23/24) £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 VAT registered.

## LEGAL COSTS

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

## TERMS

The premises is offered on the basis of a new lease for a minimum term of 5 years.



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.