

Birchall Steel Consultant Surveyors

GROUND FLOOR LOCK UP SHOP UNIT IN BUSY SHOPPING CENTRE



**CURRENTLY PARTLY EQUIPPED FOR USE AS A
BUTCHERS SHOP BUT SUITABLE FOR A VARIETY OF
OTHER USES**

**ABOUT: 750 SQ. FT. SALES
FURTHER W.C. & ANCILLARY SPACE**

**13 BOREHAMGATE PRECINCT
SUDBURY
SUFFOLK
CO10 2EG**

TO LET: £12,000 PER ANNUM EXCLUSIVE

**Old Bakery Mews
6 King Street
Sudbury
Suffolk CO10 2EB**

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Location

The unit is located in Borehamgate Shopping Centre which fronts King Street in the heart of Sudbury Town Centre. The shopping centre enjoys a good secondary location and provides a busy pedestrian link from the bus and railway stations, along with the main shoppers car parks to the prime retail area.

Other occupiers in the scheme include The Job Centre, ThingMeBobs, RSPCA and Cartridge World. Both Waitrose and Roys are close by

Sudbury itself is a busy and expanding market town with a population of around 20,000 but which serves a catchment population estimated at around 50,000. The town has seen considerable growth, both commercially and residentially over the past decade and it is anticipated that this growth will continue with proposals to allocate substantial areas of land for both residential and commercial development.

Sudbury is situated some 12 miles south of Bury St Edmunds, 14 miles North West of Colchester and about 23 miles from the county town of Ipswich. The M11, M25, Cambridge, Stansted Airport and the East Coast ports of Felixstowe and Harwich are all within approximately one hour's drive time.

Description

The property comprises a ground floor lockup shop unit with rear loading currently partly equipped as a butchers shop including various walk in refrigerated stores, display counters and the like. The lessors will strip out the unit if preferred.

The property offers the following accommodation but please note that all dimensions are approximate: -

Depth:	43' 10"
Width:	17'
Sales Area:	750 Sq Ft

In addition there is a small kitchenette and WC with basin to the rear.

Services

The property has mains electricity, water and drainage all connected.

Rates

Rateable Value: £10,000

As the rateable value is less than £12,000 the property is eligible for 100% Small Business Rate Relief.

Service Charge

Service charge is payable in respect of the maintenance of the entire centre of approximately £2,500 per annum although further details are available upon request.

Viewing

Strictly by prior appointment with Birchall Steel Consultant Surveyors - Tel 01787 883 888

EPC

