

23 Friars Street, Sudbury, Suffolk CO10 2AA



To Let  
Refurbished  
Office

1,130 sq ft  
(105 sq m)

- Fully refurbished
- Attractive period features
- Rear courtyard garden
- Full central heating
- Flexible lease terms
- VAT free
- EPC Rating: C-66

# Details

## Location

The property is situated on the west side of Friars Street a short distance from the town centre.

Nearby occupiers include lawyers, accountants and dentists and this is a favoured location for professional occupiers.

The town of Sudbury is situated midway between Colchester and Bury St Edmunds and benefits from a branch line railway station giving access to London's Liverpool Street Station via Marks Tey. The railway station is within walking distance.

## Description

The property has been fully refurbished and is arranged on ground and first floors offering an attractive good sized reception area leading to range of ground and first floor offices.

The property benefits from new LED lighting, has been fully rewired and offers gas central heating throughout.

To the rear of the property there is an attractive courtyard garden. On street parking is available outside the property and there is additional free parking close by on Market Hill.

## Accommodation

Ground Floor	51.62 sq m	556 sq ft
First Floor	53.29 sq m	574 sq ft
Total	104.91 sq m	1,130 sq ft

## Planning

The property is Grade II listed and benefits from a B1 office use, it is also suitable for other D1 consulting uses or retail use subject to planning consent being granted.

## Business Rates

The property is currently rated as Office & Premises with Rateable Value of £7,600 and as such eligible businesses will be able to benefit from small business rate relief and achieve 100% exemption

## Terms

The property is available to let on a new lease for a term of years to be agreed at an initial rent of £14,000 per annum.

## VAT

The property is not VAT elected and VAT is therefore not payable on the rent.

## Viewing

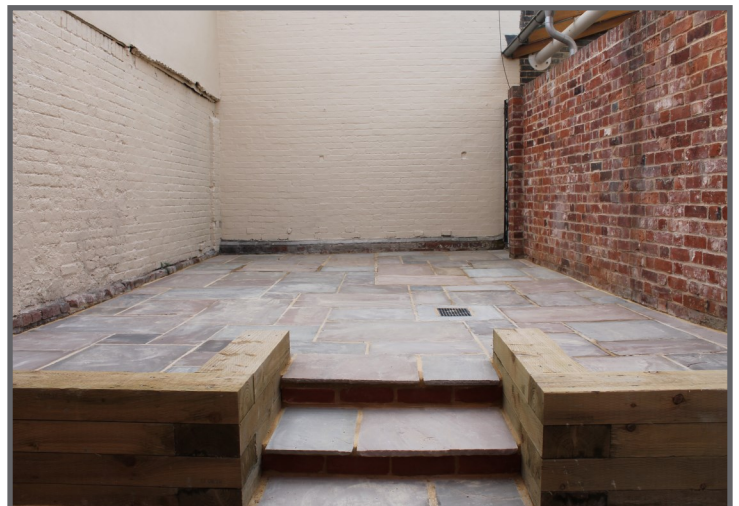
Strictly by prior appointment with the sole agents:

## Fenn Wright

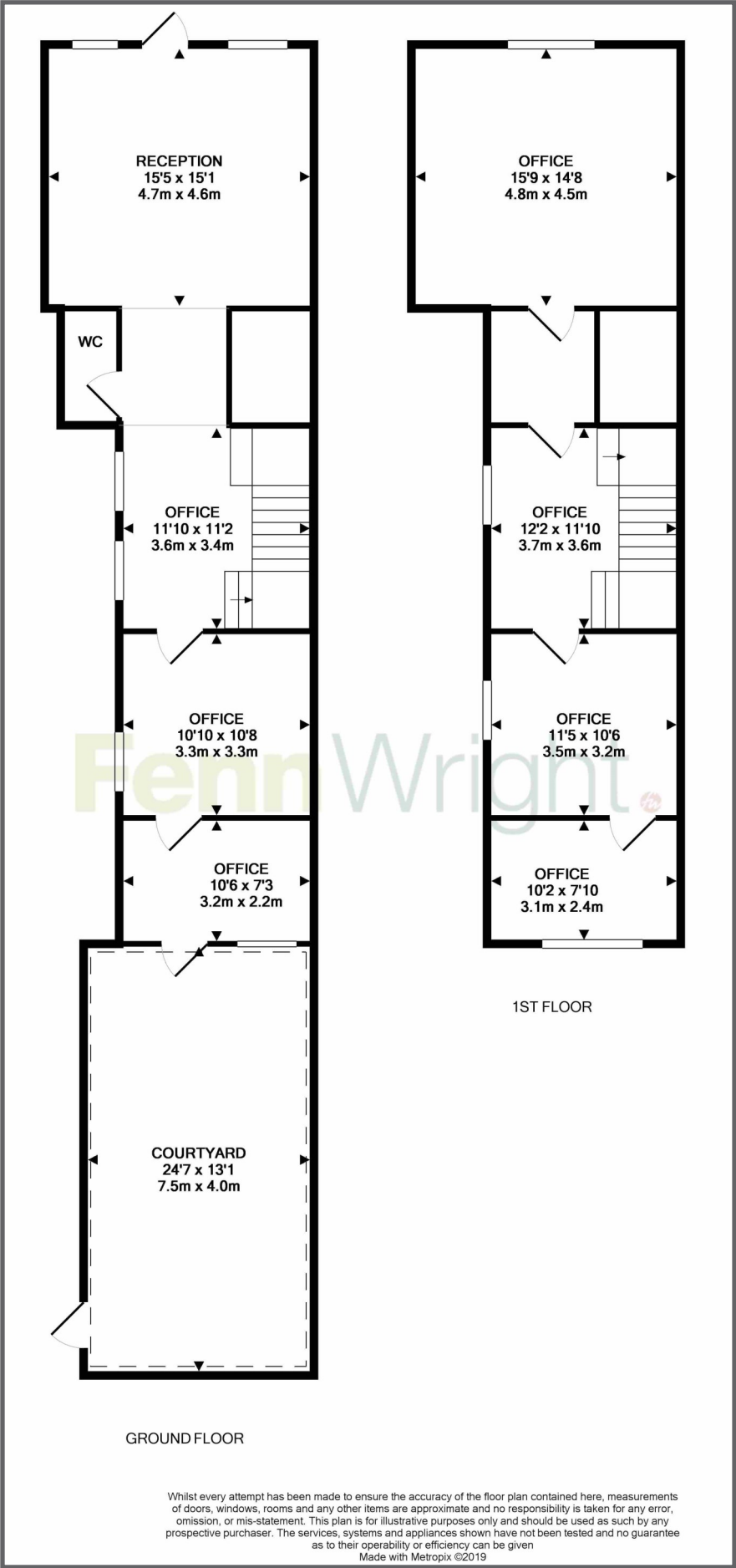
1 Tollgate East, Stanway, Colchester, CO3 8RQ

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Details





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Particulars for 23 Friars Street, Sudbury, Suffolk CO10 2AA

