

**22 , KING STREET,
SUDBURY CO10 2EQ.**

**LARGE TOWN CENTRE
RETAIL PROPERTY WITH
CAR PARKING**

TO LET



- Substantial building overlooking market place.
- Ground Floor Retail Area 4,158 sq. ft. (386.3 sq. m).
- Ancillary accommodation arranged over basement and first floors (1,786 sq. ft. (165.9 sq. m)).
 - Rear car parking for up to 10 cars.
- Total Net Floor Area 5,944 sq. ft. (552.2 sq. m).

TO LET

**Jon Ablewhite MRICS, 4 & 5, The Cedars, Apex 12,
Old Ipswich Road, Colchester, CO7 7QR.**

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LOCATION

The premises are located in a prominent trading location, on the southern side of Market Hill, in the centre of Sudbury. It is within walking distance of the town's bus station, and town centre car parks, and surrounded by national and local retailers. Sudbury is an expanding market town with a population of around 22,000, which serves a much larger hinterland. The town is situated some 12 miles from both Bury St Edmunds and Colchester, on the A134 road. There is a railway station with services connecting with the mainline to London (Liverpool Street) at Marks Tey.

DESCRIPTION

The property comprises a substantial, Grade II listed period building, of brick with rendered elevation onto King Street/Market Hill, under a pitched slated roof, with a mix of slate, tile and flat roofs behind. There are timber sash windows and the accommodation is arranged on ground and first floors, and a basement.

There is a rear car park (accessed from Hamilton Road), with up to 10 spaces available although some adjoining occupiers have rights of way across the area.

On the ground floor there are display windows onto King Street/Market Hill, and the retail accommodation is split level, with steps down leading to a further retail/showroom area to the rear, together with a small staff room and toilet. There are steps up to the first floor from both the front and rear retail areas, where there is further retail accommodation, again split level. To the rear of the first floor there are further toilets. There is also a small basement.

The property has its own gas-fired central heating system, and air conditioning.

ACCOMMODATION

The total net floor areas are as follows:

Ground Floor	Retail 4,158 sq. ft.
First Floor	Retail 1,526 sq. ft.
Cellar	260 sq. ft.

TOTAL NET FLOOR AREA 5,944 SQ. FT. (552.2 SQ. M)

TENURE

The property is offered to let on a new full repairing and insuring lease for a term to be agreed, incorporating regular upward-only rent reviews. The commencing rent is to be £40,000 per annum, exclusive of VAT, rates and all outgoings.

RATEABLE VALUE

Under the 2023 Rating List, the property is listed as Café and Premises with a rateable value of £47,000.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C – 59, valid until March 2030.

VIEWING

To arrange a viewing or for any further information on this accommodation please contact the sole agent, Jon Ablewhite on (01206) 505707, jon@mrallp.co.uk

June 2024

All prices and rental quoted are exclusive of VAT (if applicable)

Property Misdescriptions Act Please note that following recent legislation we would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating electrical or plumbing systems and equipment are fully operational **Misrepresentation Act 1967** The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (1) The particulars do not constitute nor constitute any part of an offer or a contract (2) All statements contained in these particulars as to this property are made without responsibility on the part of the agents or vendors or lessors (3) All descriptions dimensions and other particulars are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property