



13 Friars Street
Sudbury, CO10 2AA

Grade II listed retail unit to let

891 sq ft
(82.78 sq m)

- Suitable for uses within Class E
- Full business rates relief available for qualifying businesses
- Grade II listed retail unit in an established parade
- Full height glazed frontage with display area
- Provides a sales area of 481 sq ft

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Summary

Available Size	891 sq ft
Rent	£12,500 per annum
Rates Payable	£4.02 per sq ft Full business rates relief for qualifying businesses.
Rateable Value	£8,300
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs. Ingoing tenant is to prove an undertaking for abortive legal costs
Estate Charge	N/A
EPC Rating	C (56)

Description

The property provides a Grade II listed mid-terrace retail unit spread over ground and first floors. The building is of timber frame construction with a rendered frontage to the upper floors and a timber painted shop front at ground floor level.

The ground floor has been recently decorated, benefits from full height glazed display windows, vinyl flooring and mounted LED spotlights. To the rear, a kitchenette and WC are provided.

The first floor provides further ancillary accommodation over two rooms; the larger benefits from the same specification as the ground floor and could be used for further sales space, the other provides carpeted floors and recessed strip lighting.

Location

The property is located on the north-east end of friars street, nearby the station road junction. The building sits a few hundred metres from Market Hill, one of the primary retail areas within Sudbury. Sudbury is a busy market town with a population of around 22,000 including Great Cornard. The town is located 12 miles south of Bury St Edmunds and 14 miles northwest of Colchester.

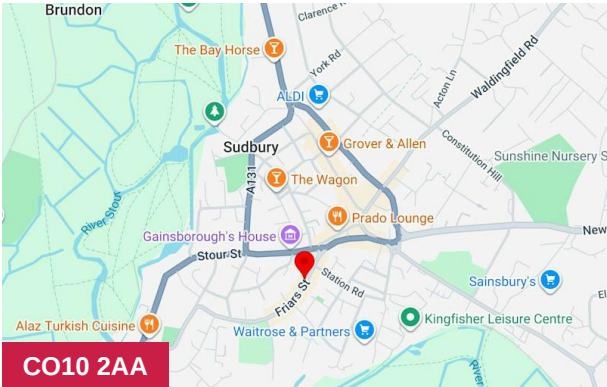
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales Area	481	44.69	Available
Ground - Ancillary	81	7.53	Available
1st - Ancillary	329	30.57	Available
Total	891	82.79	

Terms

Available on new lease terms to be agreed



Viewing & Further Information



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