

**REDUCED RENT FROM ONLY £240 PER WEEK (stc)**

## **9 Friars Street, Sudbury, Suffolk, CO10 2AA**

### **WELL PRESENTED TOWN CENTRE RETAIL PREMISES SUITABLE FOR ALTERNATIVE USES (STP)**

- Net Internal Sales Areas from 648 sq. ft (60.2 sq. m)
- Low weekly rent, low business rates and no VAT to pay (stc)
- Excellent shop frontage to Friars St. within Sudbury's historic town centre
- Suitable for A1 or A2 uses or alternative uses (subject to Landlord consent and planning)
- Nearby occupiers include Javelin, A Slice of New York, Thai Pavilion and Pizza Express
- Self-contained, providing ground floor sales, storage WC and basement storage
- Popular secondary retail location, close to Market Hill

**LOCATION**

The premises is situated just off the main retail high street within the town of Sudbury. Close to major retail occupiers, nearby occupiers include, Javelin, A Slice of New York, Pizza Express, Thai Pavilion as well as other independent traders. The unit benefits from being close to one of the town's main car parks.

**DESCRIPTION**

A ground floor lock-up retail unit with timber glazed shop front. The premises provide a sales area with ancillary storage on the ground floor and basement. WC facilities are provided.

The accommodation is well presented and the shop frontage has recently been redecorated.

**ACCOMMODATION**

The property has been measured in accordance with the RICS Code of Measuring Practice and provides the following Net Internal Areas:

Use	Sq Ft	Sq M
Ground floor Sales	648	61.4
Store	412	38.3
Basement	256	23.7
<b>Total Area</b>	<b>1,316</b>	<b>122.3</b>

**TERMS**

The property is available on a new lease on terms to be agreed.

**RENT**

**£12,500 per annum.**

**VAT**

VAT is not payable on the rent at present however the landlord reserves the right to elect for VAT in the future.

**SERVICES**

The property is connected to mains electricity and water. No services have been tested.

**BUSINESS RATES**

The property is listed in the 2017 Ratings List under 'shop and premises' and has a rateable value of £12,250. Small business rates relief will be available for qualifying occupiers. Interested parties should contact Anglia Revenues Partnerships on 01842 756568.

**ENERGY PERFORMANCE CERTIFICATE**

D - 76. A full copy of the EPC is available from the agents.

**LEGAL COSTS**

Each party to be responsible for their own legal costs on completion of this transaction. The ingoing tenant will be required to provide an undertaking to pay the landlord's abortive legal costs should they not proceed once solicitors are instructed.



**VIEWING & FURTHER INFORMATION**

For viewings and further information please contact the joint sole lettings agents, Hazells Chartered Surveyors on 01284 702626. Or email the following:

**Richard Pyatt MRICS**

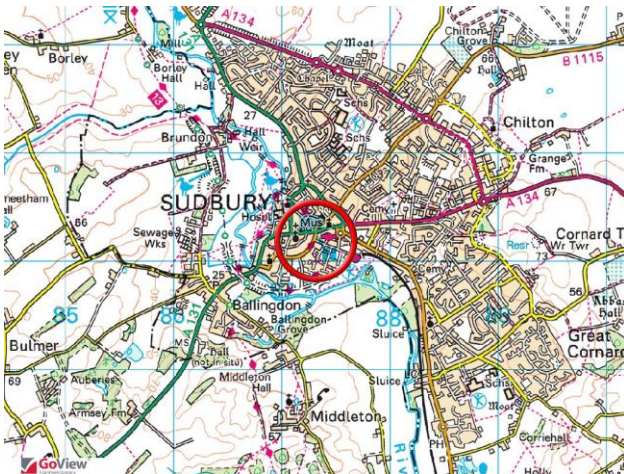
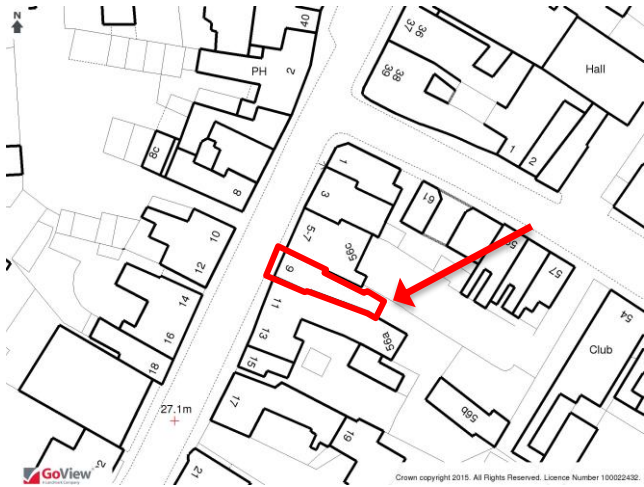
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Viewings strictly by appointment only with Hazells.





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