

TO LET

Attractive ground floor premises currently trading as a Restaurant, occupying a prominent corner location adjacent to Waitrose car park

BS BIRCHALL STEEL

Specialist property advice to the commercial sector

A division of NP NICHOLAS
PERCIVAL



36 Station Road, Sudbury, Suffolk CO10 2SS
Just over 1,000 ft² – To Let on a New Lease

Rent £20,000 per
annum exclusive plus VAT

Location

The premises occupy a highly prominent position adjacent to Waitrose shopper's carpark, close to the junction of Station Road and Edgworth Road. Roys and the Kingfisher Leisure Centre, with their adjacent carparks are a few yards away and the railway and bus station are within a few minutes' walk.

Sudbury itself is a busy and expanding market town with a population of circa 25,000 (including Gt Cornard) but which serves a much wider catchment area. The town has seen significant growth in recent years and is continuing to grow. Sudbury is located some 15 miles from Colchester, Bury St Edmunds 14 miles and 23 miles from the county town of Ipswich. Both Cambridge and Stansted Airport and the M11 are within an hour's drive. There are branch line railway services to London with regular services to Liverpool Street from Colchester taking around 50 minutes.

Description

The property comprises a ground floor restaurant forming part of an attractive period building probably dating from the Victorian era, the building was the subject of extensive refurbishment about 8 years ago. Currently configured as a restaurant, the property comprises an L shape seating area and bar, with kitchen off and a lobby giving access to the storeroom and cloakroom. The property would also lend itself for a variety of other uses including retail. AG Lifestyle occupy the neighbouring premises.

Services

Mains water, electricity (3-phase supply) and drainage are connected.

Business Rates

The rateable value effective from 1st April 2026 is £17,750. The multiplier for 2026/27 is 43.2p.

Terms

Available on terms to be agreed. The premises are elected for VAT.

Upon terms being agreed the prospective tenant is to pay an administrative fee of £250.00 plus VAT. Fee inclusive of referencing and ID due diligence.

Rent

£20,000 per annum exclusive plus VAT, payable monthly in advance

Viewing

Strictly by prior appointment with the sole agents **Birchall Steel** a division of Nicholas Percival.

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Dimensions

Please note that all dimensions and areas below are approximate.

Internal Width: 48'9" (14.8m)

Internal Depth: 26'6" (8.1m)

Total Floor Area: 1200 ft² (120 m²)

The above measurements are inclusive of:

Kitchen: Currently fitted with a range of freestanding stainless-steel units and appliances. Please note that the kitchen and appliances are not included but may be available by separate negotiation with the existing tenant. Door giving rear access. Serving hatch and swinging door to restaurant.

Lobby off the restaurant leading to a single **Cloakroom and Storeroom**

There is the right to park **One Car** within the private carpark behind the premises

EPC Rating: C - 72



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