

Birchall Steel

1 GAOL LANE SUDBURY SUFFOLK CO10 1JL

Price: £ 19,500 Per Annum Exclusive
GAOL LANE 1, Sudbury, UK



Property Description

**RECENTLY REFURBISHED
LARGE LOCK UP SHOP UNIT IN A BUSY SECONDARY TRADING LOCATION
ONLY A FEW YARDS FROM THE MARKET HILL**

**30ft frontage to Gaol Lane with modern shop front
New suspended ceiling with LED lighting
Net Sales around 940 Sq Ft**

**TO LET ON A NEW LEASE
RENT £19,500 PER ANNUM**

LOCATION

The premises are located in Gaol Lane diagonally opposite the Town Hall and a few steps from the junction with Market Hill, the town's prime retail area. Gaol Lane is a busy link between Market Hill and the North Street shopper's car park and is within a few minutes' walk of the bus and railway stations. Other traders in the vicinity include the adjacent Wine Boutique, Jennings Racing and a variety of independent retailers and service providers.

Sudbury itself is a busy and expanding market town with a population of around 25,000 (including Great Cornard) but which serves a much wider catchment area. Located on the Essex/Suffolk border the town is situated some 12 miles south of Bury St Edmunds, 14 miles north-west of Colchester and some 23 miles from the County town of Ipswich. Stansted Airport, the M11 and Cambridge are all within 45 minutes' drive time.

DESCRIPTION

The property comprises a substantial ground floor lock up shop where the upper parts have recently been comprehensively renovated and converted into residential use. The shop has a new suspended ceiling with integrated LED lighting. There is a modern uPVC shop front, and the floor has been screeded ready to accept a new floor covering. It provides reasonably regular retail space with a small kitchenette and w.c. at the rear.

The property provides the following accommodation but please note that all dimension and areas are approximate: –

Internal Width 30' 9" widening after 23' to 31'8"

Maximum Depth 36'6"

Minimum Depth 23'2"

Net Sales Area 939 Sq Ft

At the rear is a small lobby off which is a **Kitchenette** (9'4" x 5'10") with stainless steel sink unit.

Cloakroom with wash basin and separate w.c.

SERVICES

Main Water, electricity and drainage are connected.

RATES

The property is to be re-assessed for business rates, but it is anticipated that the new Rateable Value is likely to attract an element of small business rate relief, in addition to the retail and hospitality reliefs available to qualifying occupiers. Further information is available from the agents upon request.

TERMS The property is available to let on a new lease on effectively full repairing and insuring terms for a minimum term of 3 years.

RENT £19,500 per annum exclusive.

EPC The EPC rating for this property is C.

VAT The property is elected for VAT so VAT will be chargeable upon the rent.

VIEWING Strictly by confirmed prior appointment with the agents Birchall Steel 01787 883888.

[1 Gaol Lane Sudbury](#)

[EPC 1 Gaol Lane Sudbury](#)

Your energy class is C

A+

A

B

C

D

E

F

G

H

Address

Address: GAOL LANE 1

Area: UK

Postal Code: CO10 1JL

Town: Sudbury

State/County: Suffolk

Country: United Kingdom

Details

Property Id : 31457

Rooms: 0

Bathrooms: 0

Price: £ 19,500 Per Annum Exclusive

Bedrooms: 0

Energy class: C

Features**Other Features**

Drainage connected

Main water

Electricity

Floor Plans

