

lot 64**9A North Street
Sudbury, Suffolk CO10 1RB****Rent
£57,500 per
annum
exclusive****Freehold Retail Investment**

- Let to Sportswift Limited until November 2025 (No breaks)
- 2016 tenant break option was not exercised
- Recently refurbished shop

- Nearby occupiers include Iceland, WH Smith, New Look, Sports Direct, Caffè Nero, Iceland and Superdrug
- Prosperous and Historic market town

**Location**

Miles: 13 miles north-west of Colchester
16 miles south of Bury St Edmunds
22 miles west of Ipswich

Roads: A131, A134

Rail: Sudbury Railway Station

Air: London Stansted Airport

Situation

The property is situated on the western side of North Street in one of the town's best trading locations. North Street has occupiers including Iceland, WH Smith, New Look, Sports Direct, Poundland and Superdrug. Other nearby occupiers include Co-operative Supermarket, Boots the Chemist, Costa, Ladbroke's and Santander bank. Girling Street car park is located close by with parking for approximately 80 cars.

Description

The property comprises a ground floor shop with ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion**Tenancy and accommodation**

| Floor | Use | Floor Areas (Approx) | | Tenant. | Term | Rent p.a.x. | Review |
|---------------|------------------|----------------------|----------------------|--|--|----------------|------------|
| Ground | Retail/Ancillary | 149.85 sq m | (1,613 sq ft) | SPORTSWIFT LIMITED⁽¹⁾ t/a Card Factory | 15 years from 19/11/2010 until 18/11/2025 on a full repairing and insuring lease | £57,500 | 19/11/2020 |
| First | Ancillary | 90.58 sq m | (975 sq ft) | | | | |
| Totals | | 240.43 sq m | (2,588 sq ft) | | | £57,500 | |

(1) For the year ending 31st January 2015, Sportswift Limited reported a turnover of £336,676,000, pre-tax profits of £62,320,000 and a total net worth of £58,862,000 (Source: Experian Group 31/08/2016).

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