

1-3 Friars Street,
Sudbury, Suffolk CO10 2AA
Freehold Retail and Residential Investment

Lot 62

£27,500 per annum
exclusive



| Unit | Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Review/ (Reversion) |
|-----------------------|-----------------------------|-----------------------|---|-------------|-----------------------|---|-------------|------------------------|
| 1 | Ground | Retail | 54.60 sq m | (588 sq ft) | INDIVIDUAL | 15 years from 26/12/2010 | £27,500 | 26/12/2020 |
| 3 | Ground First & Second | Retail Residential | 66.40 sq m 2x two bedroom self- contained flats | (715 sq ft) | t/a Thai Pavilion (1) | on a full repairing and insuring lease | | (25/12/2025) |
| Total Commercial Area | | | 121.00 sq m (1,303 sq ft) | | | | £27,500 | |

(1) Unit 3 is trading as Thai Pavilion. The tenant is seeking to sublet unit 1.

Key Details

- Comprises two retail units and two self-contained 2 bedroom flats
- Prominent corner position
- Attractive and historic market town
- Nearby occupiers include Pizza Express, Boots the Chemist, Costa and Specsavers

Location

Miles: 20 miles west of Ipswich
15 miles north-west of Colchester
37 miles south-east of Cambridge
Roads: A131, A134
Rail: Sudbury Railway Station
Air: London Stansted Airport

Situation

Sudbury is an attractive and historic market town some 15 miles north-west of Colchester. The property is situated in a prominent corner position on the east side of Friars Street, at its junction with Station Road. Nearby occupiers include Pizza Express, Boots the Chemist, Costa and Specsavers.

Description

The property comprises two ground floor retail units with 2 x two bedroom residential flats on the first and second floors accessed off Station Road.

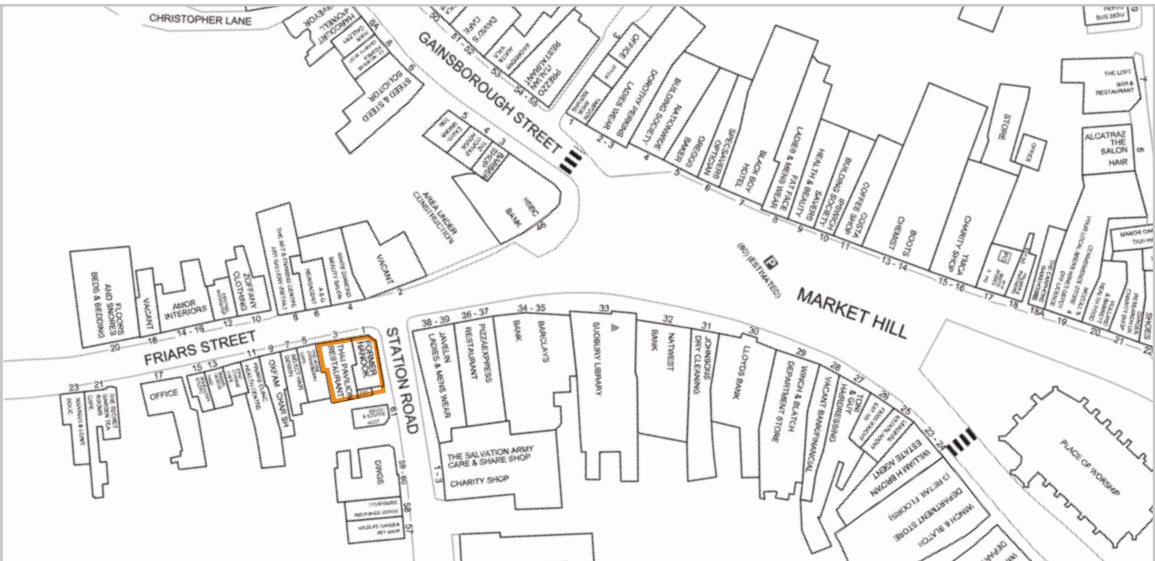
Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion



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Acuitus
Gwen Thomas
+44 (0)20 7034 4857
gwen.thomas@acuitus.co.uk

Acuitus
Georgina Roberts
+44 (0)20 7034 4863
georgina.roberts@acuitus.co.uk

Associate Auctioneer
Matthews & Goodman LLP
Alice Currell
+44 (0)20 7747 3176
acurrell@matthews-goodman.co.uk

Seller's Solicitors: Sharp and Rimmer
Ed Rimmer
+44 (0)1326 270291
ed@sharp-rimmer.co.uk