

**Lot 13, 18a Market Hill, Sudbury,**

**Suffolk CO10 2EA**

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Freehold Retail Investment in Prosperous Market Town

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Freehold Retail Investment in Prosperous Market Town

- Shop let to an Estate Agent
- New 10 year lease from August 2021 (subject to option)
- Newly refurbished shop
- Prosperous and Historic Market Town
- Close to WHSmith, Boots the Chemist and Greggs

**Lot** 13  
**Auction** 31/Mar/2022

**Rent** £20,000 per Annum Exclusive  
**Status** Available

**Sector** High Street Retail  
**Auction Venue** Live Streamed Auction

### Location

**Miles** 20 miles west of Ipswich, 15 miles north-west of Colchester, 37 miles south-east of Cambridge, 67 miles from London

**Roads** A131, A134

**Rail** Sudbury Railway Station

**Air** London Stansted Airport

### Situation

Sudbury is a prosperous, historic and sought-after market town. By rail it links with London's Liverpool Street station (1 hour 28 minutes) and is 32 miles from London Stansted Airport. The property occupies an excellent trading location on Market Hill, with nearby occupiers including WH Smith, Boots the Chemist, Greggs and Costa Coffee. The property benefits from a nearby car park on Market Place and one of the town's main shoppers' car parks is immediately to the rear.

### Tenure

Freehold.

### Description

The property comprises a Grade II listed shop arranged on the ground, first and second floors. The property has been comprehensively refurbished with a new shop front, redecoration throughout internally and full redecoration at first floor level.

### VAT

VAT is applicable to this lot.

### Completion Period

6 Week Completion

### EPC

Band E.

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### Tenancy & Accommodation

Floor	Use	Floor Areas (Approx sq m)	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.	Rent Review
Ground First Second (void)	Retail/Ancillary Ancillary Ancillary	55.74 sq m 46.45 sq m -	(600 sq ft) (500 sq ft) (-)	OAKHEART PROPERTY LIMITED (t/a Oakheart Estate Agents) (1)	10 years from 11/08/2021 (2) on a full repairing and insuring lease	£20,000	11/08/2026
<b>Total:</b>		<b>102.19 sq m</b>	<b>(1,100 sq ft)</b>				

(1) (www.oakheartproperty.co.uk). A £12,000 rental deposit is held by the landlord.

(2) The lease is subject to a tenant option to determine on 11/08/2026

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### Contacts

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