

Harcourt-Powell

Chartered Surveyors



TO LET - £1,800 P.A.

Plus Contribution to Service Charges

SUDBURY – First Floor Office Premises

- Office extending to about 13.8m² (149ft²)
 - Gas-fired central heating
 - Fully Carpeted
 - Cloakroom
- Attractive Rear Courtyard Garden

CL0001 – Friars Street, Sudbury

LOCATION

The premises are located in Friars Street a short distance from the Market Hill. Public car parking is available close by and both the railway and bus stations are within a few minutes' walk. There are branch line train services from Sudbury to London via Marks Tey with fast and regular main line services from Colchester to Liverpool Street taking less than an hour.

Sudbury is a busy and expanding Market Town with a population of over 20,000 (including Great Cornard) which probably serves a catchment population in excess of 50,000. The Town is situated some 15 miles north-west of Colchester, 17 miles south of Bury St. Edmunds and about 25 miles from the town of Ipswich.

Stansted airport, the M11, Cambridge and the east coast ports of Felixstowe and Harwich, along with the M25, are all approximately within one hour's drive.

DESCRIPTION

The premises comprise a single first floor Office in an attractive two storey building with a shared Entrance Hall, Kitchen, and Cloakroom.

The accommodation is carpeted and heated by means of a gas-fired boiler radiator system and comprises:-

Ground Floor

Shared Entrance Hall and Kitchen

Kitchen (front)

with stainless steel single drainer sink, worktops with drawers and gas-fired boiler

First Floor

Shared Landing & Cloakroom

Cloakroom (rear)

with W.C., basin, bath and Airing Cupboard

Office (front)

4.11m x 3.33m (13'6 x 10'11) with built-in storage cupboard, fitted cupboard, sash windows to front, carpet, fluorescent light with reflective diffuser, fireplace (temporarily closed)

OUTSIDE

Attractive shared walled courtyard rear garden, partly paved and partly laid to lawn and borders. Pedestrian access to side leads into Friars Street.

SERVICES

We understand the main services of gas, water, electricity and drainage are connected. The gas-fired boiler is understood to provide radiator central heating and domestic hot water and back-up domestic hot water is provided by an immersion heater.

PLANNING

Prospective Lessees should satisfy themselves that the premises have Planning Permission for their proposed use.

TERMS

The Office is available to let on a new Lease for a term to be agreed at a rental of £1,800 per annum (exclusive).

The Tenant will have responsibility to maintain the interior of the premises and will also contribute towards the cost of cleaning, electricity, gas heating, waster usage, refuse collection and Buildings Insurance via an agreed proportion (18%) of the total costs incurred which are currently £82.50 per calendar month. This was last reviewed in October 2018 with an annual review at the end of March 2019.

BUSINESS RATES

The Office has a Rateable Value of £1,125 and the rates payable for the year 2018/19 are £540. Prospective Lessees should check with Babergh & Mid Suffolk District Councils as to whether they will qualify for 100% Small Business Rate Relief.

REFERENCES

Suitable Professional, Character and Bank references, will be required.

LEGAL COSTS

The ingoing Tenant is to be responsible for the Landlord's reasonable legal costs.

VIEWINGS

Strictly by appointment with Sole Letting Agents as above on 01787 881177 or info@harcourt-powell.co.uk.

NOTE

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending prospective Tenants must satisfy themselves independently as to the coincidence of VAT in respect of any transactions. To conform with the Property Misdescriptions Act 1991, we must point out that the plumbing, heating and electrical systems were not tested at the time of inspection. These particulars are issued by Harcourt-Powell Chartered Surveyors as Agents for the Landlord as a guide to the property and do not constitute a warranty, an offer or a contract. Measurements are approximate and for guidance only and we do not accept liability for error, mis-statement or omission. No person in the employment of Harcourt-Powell Chartered Surveyors has any authority to make or give any representation or warranty in relation to the property.

CL0001 – Particulars updated 05/03/2019