

17 Gaol Lane, Sudbury, Suffolk CO10 1JL



To Let
Retail Unit
576 sq ft
(53.5 sq m)

- Prominent end of terrace retail unit
- New lease available
- Steel security shutter to inside of shop front.
- Small business rate relief available
- Rear car park
- First floor office

Details

Location

The property is situated in Gaol Lane a short distance from the prime retail areas of North Street and Market Hill. Gaol Lane is a part pedestrian thoroughfare linking Market Hill with one of the town's principal car parks.

Sudbury is situated approximately 15 miles north west of Colchester and 15 miles south of Bury St Edmunds

Description

The property comprises a self contained retail unit with ancillary first floor accommodation and rear car parking. There is front and rear elevation access to the ground floor and a staircase allows further access to the upper parts.

The property benefits from an electrically operated roller shutter to the front elevation, a full width fascia for signage and a first floor area fitted out for office use.

Accommodation

GF - Sales Area	361 sq ft	33.5 sq m
FF - Office & Ancillaries	215 sq ft	20 sq m

There are two car parking spaces allocated to the rear of the premises.

For further information

01206 216 565
fennwright.co.uk

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Business Rates

The property has a current entry for business rates of 'Shop & Premises' with a rateable value of £5,800.

Eligible businesses will be able to claim full business rate relief on this property and achieve full exemption from this liability.

Terms

The property is available by way of a new lease on full repairing and insuring terms for a period of years to be agreed at an initial rent of £7,750. The property is not VAT elected.

Legal Costs

Each party will be responsible for their own legal costs incurred during the course of the transaction.

A deposit of £1,000 plus VAT will taken upon instructing solicitors against potentially abortive legal fees, to be reimbursed upon lease completion.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

1 Tollgate East, Stanway, Colchester, CO3 8RQ

Contact

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