

TO LET Retail Unit

Unit Adjacent to Sainbury's Supermarket
66 Cornard Road, Sudbury, CO10 2XB

Key information

- ❑ Prominent location
- ❑ Planning Use Class E
- ❑ Quoting Rent £35,000 per annum
- ❑ Size - 1,663 sq ft

Contact

Ella Traynor – 07958 028582
ella.traynor@rapleys.com

Rob Fraser – 07894 605513
rob.fraser@rapleys.com

Sainsbury's



Location

Sudbury is a market town located within Suffolk approximately 60 miles north east of London.

The subject property is located within the car park of the Sainsbury's Supermarket. The car park provides approximately 256 parking spaces.

Surrounding occupiers include Sainsbury's, Argos, Starbucks and Specsavers.

Accommodation

The premises are arranged over the ground floor only and comprises the following approximate floor areas:-

	Sq m	Sq ft
Ground Floor	155	1,663
Total	155	1,663

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Energy Performance Rating

Energy Performance Asset Rating – B-50. A certificate can be made available on request.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Terms & Tenure

Available by way of a new lease with terms to be agreed.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Rating

We are advised that the Rateable Value for the property is £32,750.

The UBR for 2024/25 is 49.9p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Viewing

Strictly via the sole letting agent only.

Additional Information

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Argos / Sainsbury's disposals.

[Sainsbury's Property Disposals](#)



About us

Rapleys is an **action-oriented** property consultancy, offering building consultancy, commercial, planning and residential property services, operating from seven offices across the UK:

- Birmingham
- Bristol
- Cambridge
- Cardiff
- Edinburgh
- Huntingdon
- London
- Manchester



For further details contact:

Ella Traynor – 07958 028582
ella.traynor@rapleys.com

Rob Fraser – 07894 605513
rob.fraser@rapleys.com

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales.
Registration No: OC308311. Registered Office at Unit 3a, Incubator One, Alconbury Weald,
Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy.
Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in March 2025.

rapleys.com
0370 777 6292

CAN RAPLEYS HELP WITH THE BELOW ADDITIONAL PROPERTY SERVICES?

Industries



- Automotive & Roadside
- Care & Retirement
- Charities/Not-for-Profit
- Data Centres
- Education
- Health & Animal Welfare
- Industrial & Logistics
- Life Sciences
- Local Authority
- Offices
- Renewables
- Residential
- Retail & Leisure
- Transport & Infrastructure

Services



- Building Consultancy
- Commercial Agency
- Compulsory Purchase
- Cost Management
- Development Agency & Consultancy
- Environmental Impact Assessment
- Investment
- Lease Consultancy
- Neighbourly Matters
- Project Management
- Property Management
- Rating
- Strategic Land
- Town Planning
- Valuation
- Viability/Affordable Housing



CREATIVE | PROACTIVE | CONNECTED

RAPLEYS