

TO LET Retail Unit Sudbury

Cornard Road
Sudbury, CO10 2XB

Key information

- Retail unit adjacent to Sainsbury's Supermarket
- Planning Use Class E
- Size – 1,663 sq ft
- Quoting rent £35,000 per annum



Contact

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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 ground floor only providing the following approximate internal floor areas:-

	Sq m	Sq ft
Ground	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. Please make contact for further details. A certificate can be made available.

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

Available by way of a new sublease lease which is to be contracted outside of the security provisions of the Landlord and Tenant Act 1954.

Tenure

Quoting Rent £35,000 per annum.

Legal Costs

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

VAT

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

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.



Business Rates

We are advised that the Business Rates are as follows:

Business Rates	£32,750
UBR	£0.499
Rates Payable	£16,342.25

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 Sainsbury's UK Property Website which provides full details on all our Sainsbury's / Argos disposals.

[Sainsbury's Property Disposals](#)



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