

Girlinging Street, Sudbury CO10 1LZ



Prominent
Motor Trade
Site

Surfaced &
Secure forecourt

To Let

- High profile successful site
- Inner ring road location
- Quality sales office
- Available on new FRI business lease
- EPC Rating: C-70

Details

Location

The property is prominently situated on the east side of the A131 main inner ring road serving Sudbury town centre. Traffic volumes are extremely high past the site which is within walking distance of the town centre and all facilities.

Sudbury is an expanding market town with a population of around 20,000 (including Great Cornard) and with a further catchment population estimated to be circa 50,000.

Colchester is only 12 miles to the south east, Bury St Edmunds 13 miles north whilst the county town of Ipswich is 20 miles away.

Description

The property comprises a high profile car sales site with purpose built two storey modern sales offices.

The site extends to approximately 0.25 of an acre and benefits from a 50 metre road frontage onto the A131. The red hatched area has been used for car sales for over 10 years but is not included in our clients Title and will not form part of the lease.

To the rear of the site a high quality two storey office building has been erected which provides for a ground floor sales office and a first floor private office all benefitting from a fully glazed frontage.

The offices are fitted to a good standard to include integral spot lighting and air conditioning.

To the rear of the property there is a small secure store.

The landlord reserves the right to erect a 2m x 1m sign on the south boundary of the site facing Girling Street.

Accommodation

The premises provides the following approximately areas:-

Ground Floor Sales Office	28 sq m (301 sq ft)
First Floor Office	28 sq m (301 sq ft)

Business Rates

The property has a current entry in the Valuation List as 'Car Sales Site & Premises' with a Rateable Value of £15,500, which will give rise to an annual liability in the region of £7,500 per annum.

VAT

The property is VAT elected and VAT at the statutory rate will be applicable on the rent.

Term

The property is available to let on a new full repairing and insuring lease at an initial rent of £35,000 per annum.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

1 Tollgate East, Stanway, Colchester, CO3 8RQ

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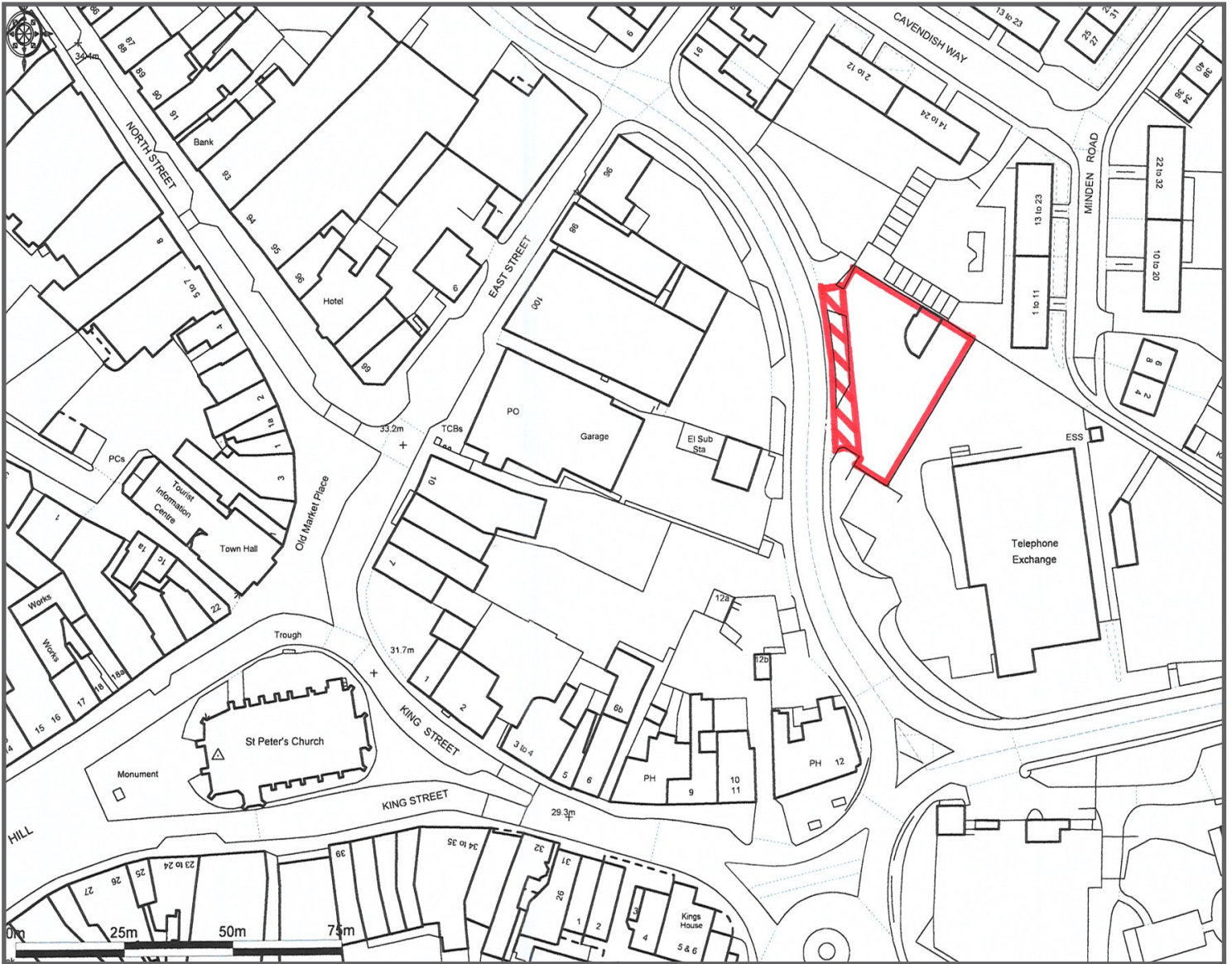
fennwright.co.uk

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Particulars for Girling Street, Sudbury CO10 1LZ



Plan for Identification purposes only - Not to scale

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