

PROMINENT CLASS E FREEHOLD FOR SALE

SUDBURY

32 MARKET HILL

Description

Sudbury is a historic market town in the county of Suffolk, in the East of England. It lies close to the Essex border, nestled in the Stour Valley, and about 60 miles northeast of London. It is well known for its charming countryside, medieval heritage, and as the birthplace of the famous painter Thomas Gainsborough.

The property occupies a prominent position on Market Hill in Sudbury's prime retail pitch. Nearby retailers include **Loungers, Barclays, Nationwide, Boots, Specsavers, Morrisons Local** and **Costa**.

The property is within a conservation area as well as being Grade II listed.

Accommodation

The premises are arranged as a ground floor banking hall with basement, first and second floors providing the following approximate areas:

Ground Floor Sales	1,327 sq. ft.	(123.28 sq. m)
Ground Floor Ancillary	736 sq. ft.	(68.38 sq. m)
Basement Ancillary	975 sq. ft.	(90.58 sq. m)
First Floor Ancillary	1,040 sq. ft.	(96.62 sq. m)
Second Floor Ancillary	656 sq. ft.	(60.94 sq. m)
Total	4,734 sq. ft.	(439.8 sq. m)

The property has 5 car spaces. Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£485,000**.

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£34,250
UBR (25/26)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C 65. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King

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Mike Willoughby

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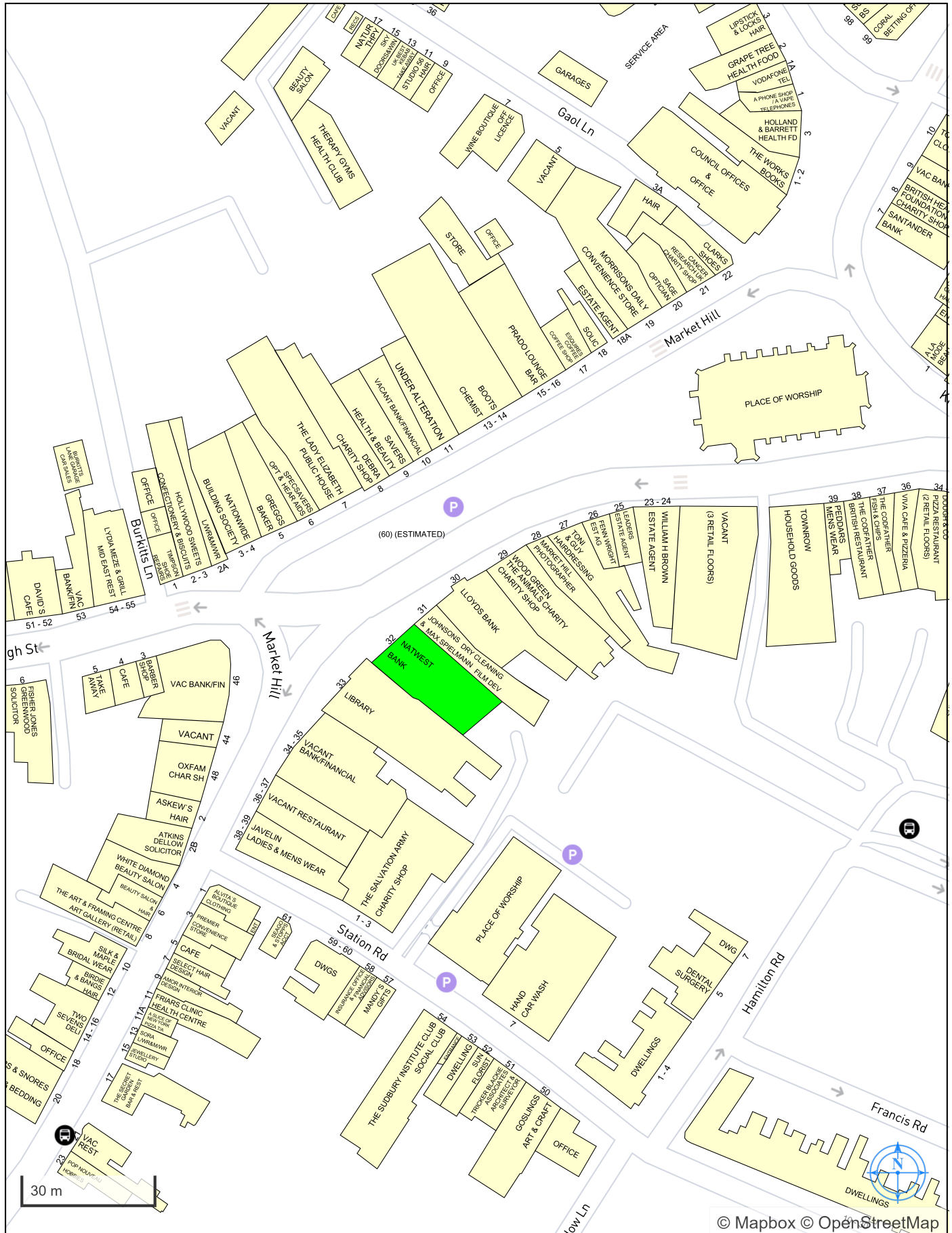
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In partnership with:



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