

Sudbury

18A Market Hill

Suffolk

CO10 2EA

- **Freehold Shop Investment**
 - Let to The Carphone Warehouse Limited
 - Lease expires 2024
 - Rent Review 2014
 - Current Rent Reserved
- £27,500 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

The market town of Sudbury is located approximately 14 miles north-west of Colchester and 19 miles west of Ipswich. The town is situated at the junction of the A131 and A134, which provides access to Chelmsford to the south and Bury St Edmunds to the north. The property is situated in a conservation area in the heart of the town centre on the north side of Market Hill, close to the junction with Old Market Place.

Occupiers close by include W H Smith, Burtons, Boots, Greggs, Clarks and Toni & Guy amongst others.

Description

The property, which is Grade II, Listed is arranged on ground and two upper floors. The ground floor provides sales whilst the upper floors comprise ancillary staff and storage accommodation.

The property provides the following accommodation and dimensions:

Gross Frontage	3.65 m	(11' 11")
Net Frontage	3.35 m	(10' 11")
Shop Depth	10.25 m	(33' 7")
Built Depth	17.3 m	(56' 9")

Ground Floor	56.0 sq m	(603 sq ft)
First Floor	44.7 sq m	(481 sq ft)
Second Floor	35.8 sq m	(385 sq ft)

Tenancy

The entire property is at present let to THE CARPHONE WAREHOUSE LIMITED for a term of 20 years from 25th March 2004 at a current rent of £27,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The tenant has not exercised the break due 25th March 2014 and their opportunity has now passed.

Tenant Information

Website: www.carphonewarehouse.com
For the year ended 30th March 2013, The Carphone Warehouse Limited reported a turnover of £1,671.731 million, a pre-tax profit of £98.895 million, shareholders' funds of £874.654 million and a net worth of £864.975 million. (Source: riskdisk.com 23.12.2013.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 149 Band F (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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