

# Lot 1, 8 Market Hill, Sudbury, Suffolk CO10 2EA

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Freehold Retail and Residential Ground Rent Investment

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## Suffolk CO10 2EA

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### Property Information

#### Freehold Retail and Residential Ground Rent Investment

- Retail unit Let to DEBRA until 2029 (subject to option)
- Affluent and historic market town
- Excellent trading location in town centre
- Nearby occupiers include Toni and Guy, Natwest, Lloyds Bank, Greggs, Timpson and Oxfam

#### Lot

1

#### Auction

2nd November 2023

#### Rent

£25,200 per Annum Exclusive  
rising to £30,000 in May 2024 (3)

#### Sector

High Street Retail

#### Status

Available

On Behalf of Joint LPA Receivers

#### Auction Venue

Live Streamed Auction

#### Location

##### Miles

20 miles west of Ipswich, 15 miles north-west of Colchester, 37 miles south-east of Cambridge, 67 miles from London

##### Roads

A131, A134

##### Rail

Sudbury Railway Station

##### Air

London Stansted Airport

#### Situation

Sudbury is an affluent and historic market town. By rail it links with London's Liverpool Street station (1 hour 28 minutes) and is 32 miles from London Stansted Airport. The property occupies an excellent trading location on Market Hill, adjacent to King Street (A131). Nearby occupiers include Toni and Guy, Natwest, Lloyds Bank, Greggs, Timpson and Oxfam.

#### Tenure

Freehold.

#### Description

The property comprises a ground and lower ground floor retail unit with two self contained maisonettes on the upper two floors. The residential accommodation has been sold off on long leases.

#### VAT

VAT is applicable to this lot.

#### Note

This property is being marketed for sale on behalf of Joint LPA Receivers and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The Receivers are not bound to accept the highest or any offer. NB: Notices pursuant to Section 5B of the Landlord & Tenant Act 1987 have been served on the residential tenants.

#### Completion Period

Six week completion

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement	Retail Ancillary	129.50 -	(1,383) -	DEBRA (1)	6 years from 11/05/2023 (2)	£25,000 rising to £30,000 on 12/05/2024 (3)	12/05/2024 (3)
First/Second	Residential	-	-	INDIVIDUAL	150 years from 13/12/2007	£100	
First/Second	Residential	-	-	INDIVIDUAL	150 years from 14/07/2008	£100	
<b>Total Approximate Commercial Floor Area</b>		<b>129.50</b>	<b>(1,383) (4)</b>			<b>£25,200</b>	

(1) DEBRA is a national charity and patient support organisation for people living with the rare, extremely painful, genetic skin blistering condition, Epidermolysis Bullosa (EB). Debra operate from 96 stores across the UK ([www.debra.org.uk](http://www.debra.org.uk)).

(2) The lease provides for a tenant option to determine the lease on 12/05/2026 upon serving 6 months written notice.

(3) The lease provides for a fixed rental increase to £30,000 per annum exclusive on 12/05/2024.

(4) The commercial floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

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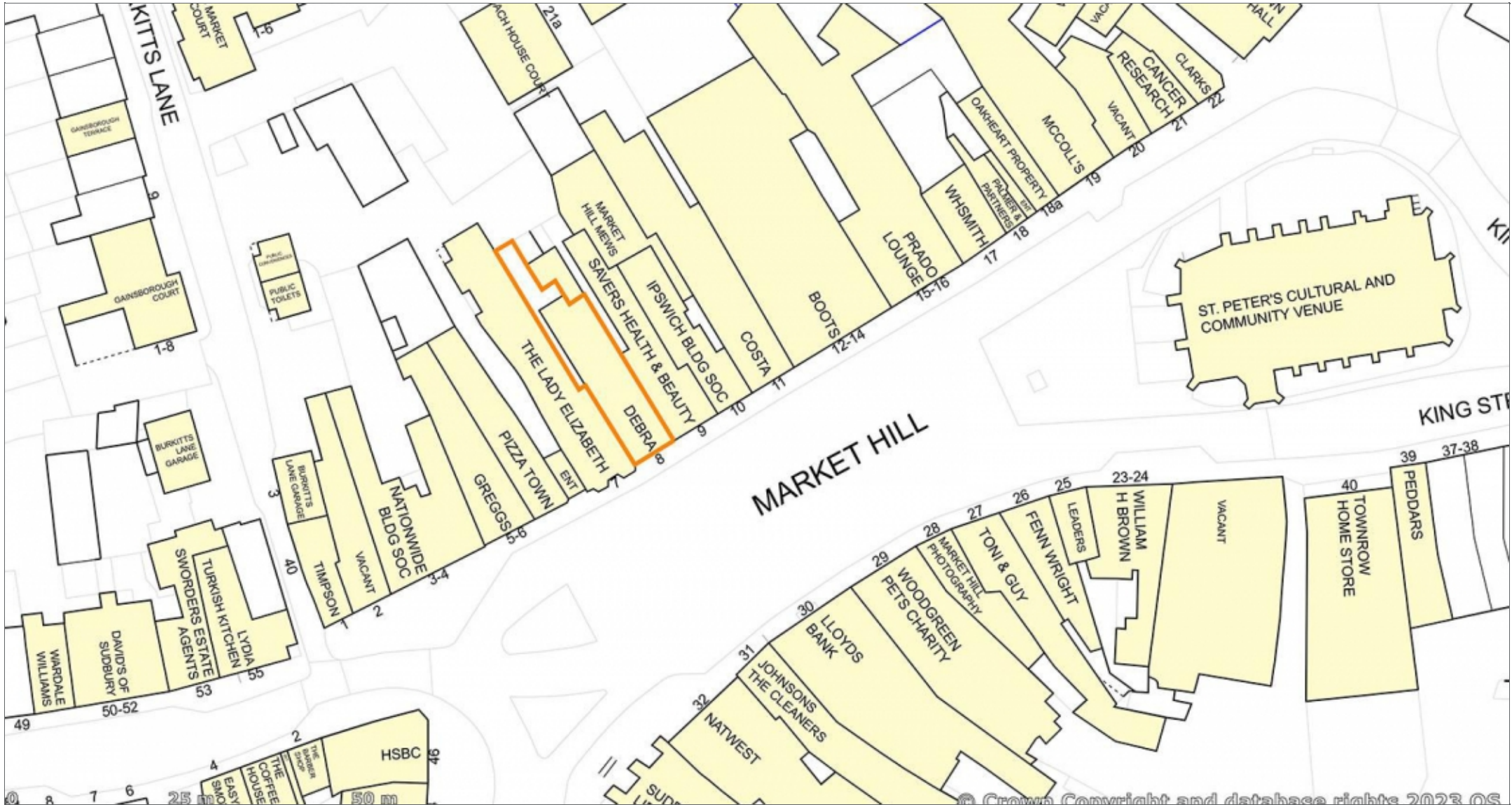
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### Contacts

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