

INVESTMENT FOR SALE

**18-20 CORNARD ROAD
SUDBURY, CO10 2XA**

**FRANCIS
DARRAH**
Chartered Surveyors



Francis Darrah Chartered Surveyors
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INVESTMENT SUMMARY

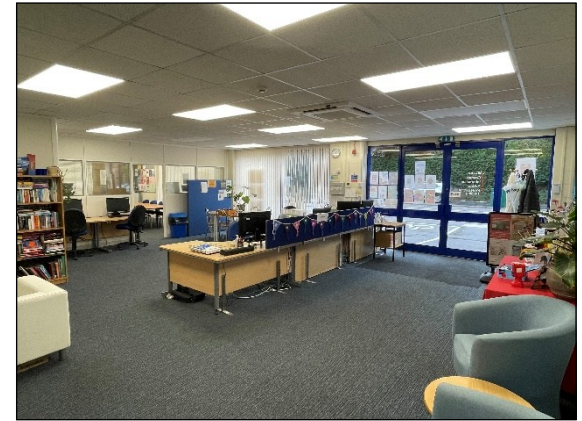
- Sudbury is an attractive and prosperous market town in Suffolk.
- Let to West Suffolk College on a 10 year lease from 19 February 2019.
- Rental income £61,248 pax.
- Offers invited in excess of £650,000 (+ VAT) equating to a net initial yield of approximately 9%.

LOCATION

Sudbury is a historic and affluent Suffolk market town, 14 miles south of Bury St Edmunds, 15 miles north west of Colchester and 23 miles west of Ipswich. The town has a population of 23,912 (2021 census) but it serves a catchment area with a much larger population.

Cornard Road is one of the principal arterial routes linking the town centre with Great Cornard.

The property is prominently located close to the town centre, adjacent to Co-op Funerals and near to Sainsburys, Waitrose, Roys and Ernest Doe.



ACCOMMODATION

The property provides clear, flexible accommodation currently used for education purposes with approximate area as follows:-

Ground Floor

Offices/Classrooms	3,077 sq ft	285.86 sq m
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The building is located towards the rear of the site and there is on-site car parking at the front and to the side of the building with some 16 marked spaces.

LEASE

The property is let to West Suffolk College on a full repairing and insuring lease for 10 years from 19 February 2019 at a rent of £61,248 pax with no further reviews.

TENURE

Freehold.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of **£41,500** with effect from 1 April 2023. Interested parties are advised to make their own enquiries.

EPC

The property has an energy rating of A. Further details available upon request.

VAT

The property is elected for VAT. The sale will be subject to VAT.

PROPOSAL

Offers are invited in excess of **£650,000 + VAT** (Six Hundred and Fifty Thousand Pounds) for the freehold of the property, subject to the lease.

A purchase price at this figure will equate to an initial yield of approximately 9%, net of buyer's costs.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Legislation, the buyer will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

LEGAL COSTS

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

VIEWING

Strictly by appointment through sole agents:-

Francis Darrah Chartered Surveyors

Contact: Francis Darrah
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SUBJECT TO CONTRACT

March 2025

