

www.oswicks.co.uk

01787 477559

info@oswick.co.uk



Ballingdon Street

Sudbury



Versatile Commercial Premises

Lease (contact agent for information) or Leasehold purchase available

£165,000 + vat (plus annual service charge of £1,440)

Property Features:

- Office/retail premises
- Ancillary area
- Main road location
- Grade II Listed
- 2 parking spaces (including visitor)

Situated on a prominent plot on the corner of Ballingdon Street and Bulmer Road, we are pleased to offer this ground floor commercial premises.

This grade 2 listed building comprises a ground floor with the potential for different uses subject to the usual planning, and is available on a rental basis or for Leasehold purchase.

Located on the edge the charming town of Sudbury, close to the famous Water Meadows, 3 Ballingdon Street has direct links to the A131 and the A120.

Note: No residential conversion in the event of leasehold sale.

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Front Room 17' x 15' and 12.6 x 11
Rear Room 12.6 x 19 (incl. Cloakroom)
Door to:
Cloakroom
Comprising low level WC and wash hand basin.

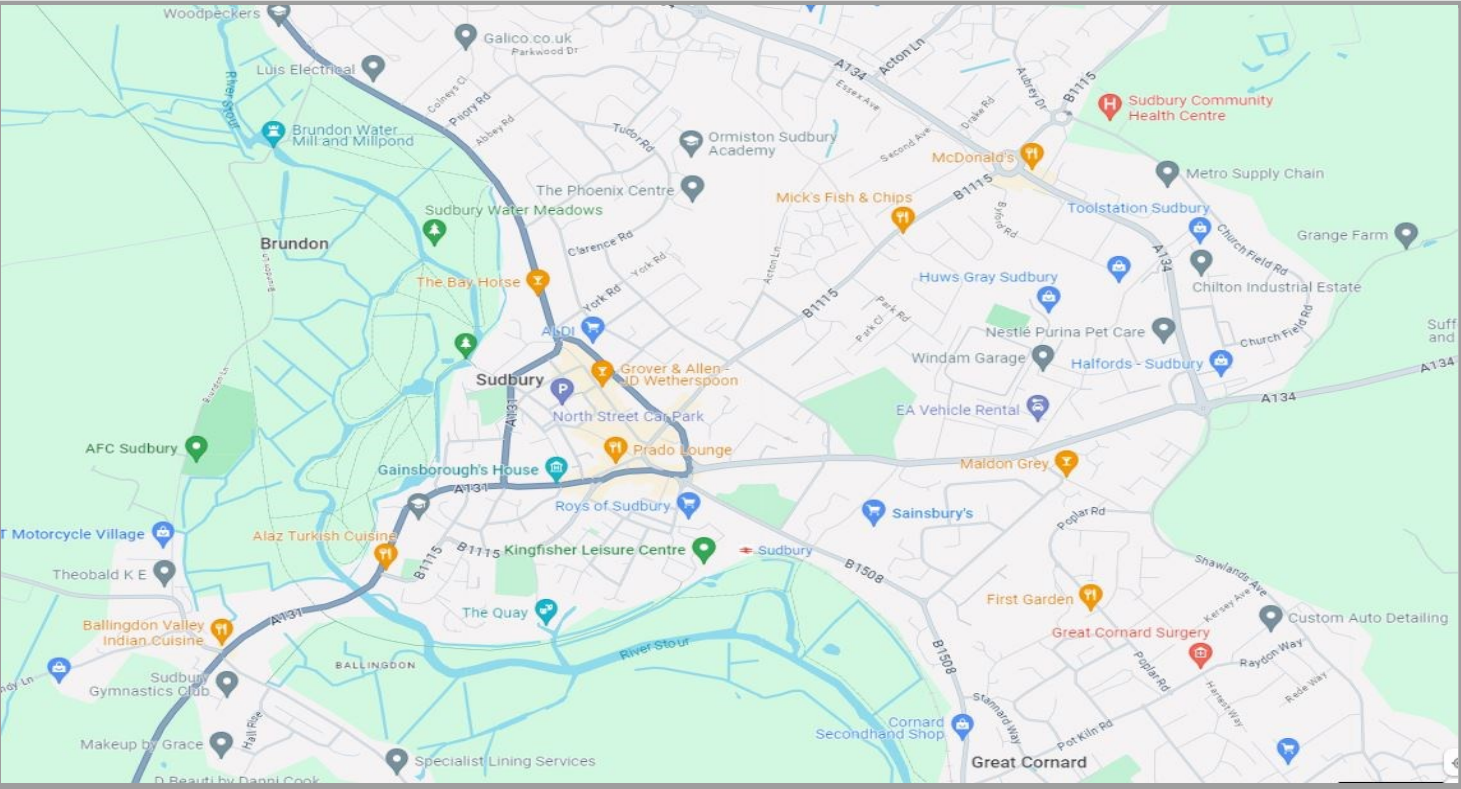


Hallway 2.6 x 23
Leading to:
Office One 7 x 11.6
Office Two 13 x 14
Kitchen 6 x 6 and 5.6 x 3
Shower Room 5 x 6



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Oswicks would like to make you aware that these particulars have been prepared as a guide and therefore, all the measurements taken are approximate. Items shown in photographs are NOT included unless specifically mentioned within the particulars.

Upon application we will carry out various necessary checks via our credit referencing provider. The results of which, will determine if your application has been successful.

We are committed to providing a professional service to all our clients and customers. When something goes wrong, we need you to tell us about it. As part of Oswicks membership to the property ombudsman, we maintain and operate an internal Complaints Handling Procedure. If you would like to receive our Complaints Handling Procedure, please contact us and we will send it to you. Alternatively, our CHP is also available on our website.



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PROPERTY
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2023 - 2024

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WE WON!



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