



## SUDBURY COURTYARD

RETAIL UNITS TO LET



# SUDBURY COURTYARD, RETAIL UNITS TO LET

## Description

Sudbury Courtyard is a range of historic, Grade II listed buildings, converted to provide up to 7 retail units, some with ancillary office space, and creates high quality commercial/retail outlets at the heart of Sudbury village.

Sudbury Courtyard is situated immediately adjacent to the National Trust's Sudbury Hall and Museum of Childhood which attracts over 160,000 visitors per year.

Sudbury is 2 minutes from the A50 (Derby/Stoke-on-Trent) and A515 (Lichfield/Buxton) junctions and is on SUSTRANS cycle route 549. BT fibre broadband is available up to 76Mb.

## Location

Sudbury has excellent transport links via the A50 and A515, with easy access to nearby Uttoxeter (5 miles), Ashbourne (10 miles) and Derby (13 miles).

## General Information

Up to 7 individual units are available; all with permission for full retail use and of varying sizes. The Joiner's Shop has the potential to be let as a single unit or split as follows;

| Unit                   | Available GIA (sqft) approx | (sqm) approx |
|------------------------|-----------------------------|--------------|
| Joiner's Shop (a)      | 745                         | 69           |
| Joiner's Shop (b)      | 620                         | 57           |
| Joiner's Shop (c)      | 550                         | 51           |
| Old Ambulance Building | 320                         | 29           |
| Billiards Room         | 400                         | 37           |
| The Bothy              | 460                         | 42           |
| The Potting Shed       | 165                         | 15           |

All units are centred on a communal courtyard, which visitors to Sudbury Hall will be encouraged to explore. For further information on the wider Sudbury Estate please visit [www.sudburystate.com](http://www.sudburystate.com).

## Rental Terms

Offers of rent are invited based on the following outline terms:

## Access

Vehicle access is available to Sudbury Courtyard and car park for tenants and their employees, although vehicle movements within the



Courtyard will be restricted. Deliveries are to be made before 10am or after 5pm. Visitors will have full pedestrian access inside and around the Courtyard, and signage will encourage visitors to enter from the village and from the National Trust property.

## Deposit and Personal Guarantee

A deposit of 3 months' rent will be required along with a personal guarantee.

## Length of Term

The standard maximum term on offer will be 3 years, although longer terms will be considered.

## Level of finish

Each unit will be finished to a standard specification by the Landlord including provision of standard internal wiring and plumbing. Any additional fixtures and fittings are to be installed by the tenant.

Tenants will be responsible for any additional internal fit-out, subject to the Landlord's prior approval.

## Maintenance

The Landlord will maintain and insure the structure of the Courtyard and buildings and all communal areas. Tenants will be responsible for internal maintenance and insurance of their own stock and business activities.

## Opening hours

Businesses will be encouraged to be open for minimum hours of 10am-4pm Tuesday to Sunday, plus bank holidays, in line with opening hours for Sudbury Hall.

## Parking

Is available on site for tenants of the Courtyard and their employees only.

## Rent

The rent is to be inclusive of heating (and hot water to the Joiner's Shop), water (save for intensive users), buildings' insurance, site bin provision and emptying, and maintenance of communal areas including



WCs, but exclusive of electricity charges and rates. No separate service charge will be levied.

#### Value Added Tax

The Landlord has elected to waive the exemption from VAT on Sudbury Courtyard, so VAT will be chargeable on the rent.

#### Services

Underfloor heating from a central renewable energy source will be provided to each unit, which will also provide the hot water to the Joiner's Shop. Electric water heaters are fitted in the other units.

Mains electricity and water connections will be provided to each unit with the electricity on its own metered supply and subject to utility company requirements.

#### Type of tenancy

The units will be let on commercial leases governed by the Landlord and Tenant Act 1954, but contracted out of sections 24-28 of the Act. This will be based on the Landlord's own template lease which

will be offered at no cost to the incoming tenant, unless changes are requested that require the involvement of the Landlord's solicitors, in which case these costs are to be covered in full by the tenant.

#### Other uses

Interest in other uses aside from retail is invited and will be considered, subject to planning.

#### Guide Price

The agents will provide a guide price on application.

#### Local Authority

Derbyshire Dales District Council  
Town Hall, Bank Road, Matlock, Derbyshire. E4 3NN

**Postcode:** DE6 5HS

- 1 SUDBURY COURTYARD
- 2 SUDBURY HALL
- 3 MUSEUM OF CHILDHOOD
- 4 VERNON ARMS

#### Viewing

The Courtyard is available to view strictly by appointment with the agents (the agents take no liability for any injury caused for whatever reason whilst on the site).

**Date of Information:** Particulars prepared: April 2016

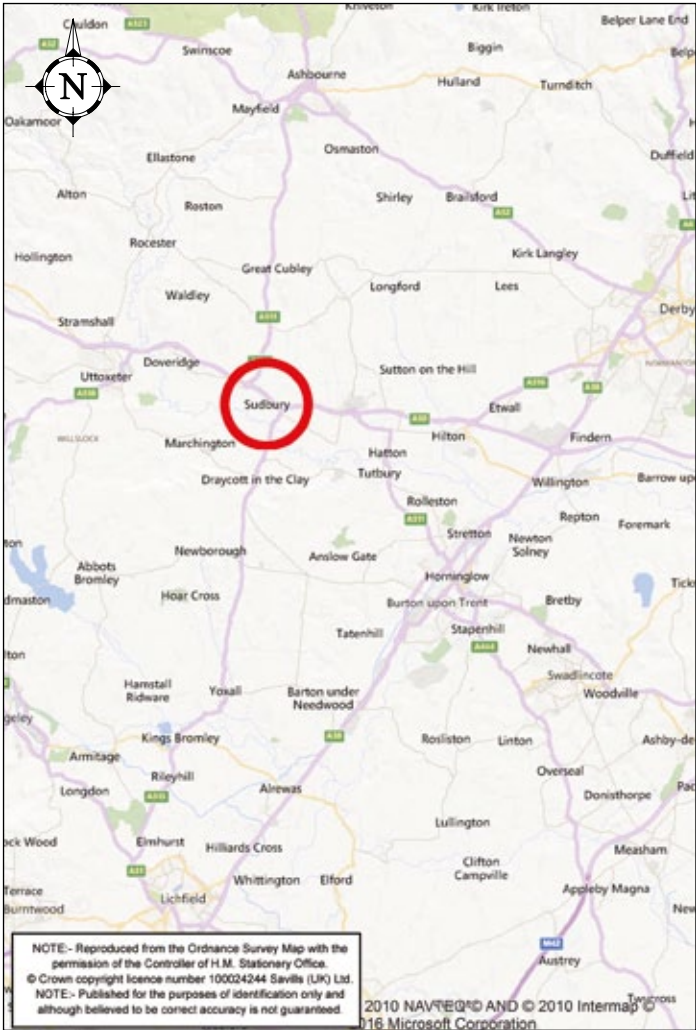
#### Energy Performance Certificate

The Courtyard is listed so exempt from Energy Performance legislation.

#### Contact Details

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Staffordshire,  
WS13 6TU

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- 1 Joiners Shop A
- 2 Joiners Shop B
- 3 Joiners Shop C
- 4 Old Ambulance Building
- 5 The Potting Shed
- 6 The Bothy
- 7 The Billiards Room

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[savills.co.uk](http://savills.co.uk)

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