

Roadside Unit / Showroom - TO LET

1B Barton Road, Bury St. Edmunds, Suffolk, IP32 7BE

Merrifields



Size: 2,500 Sq Ft

Prominent roadside location


Forecourt parking and side loading


Open plan Showroom / Workshop area

Suitable for a variety of uses STPP

Available on a new lease on terms to be agreed

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Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RH

Description

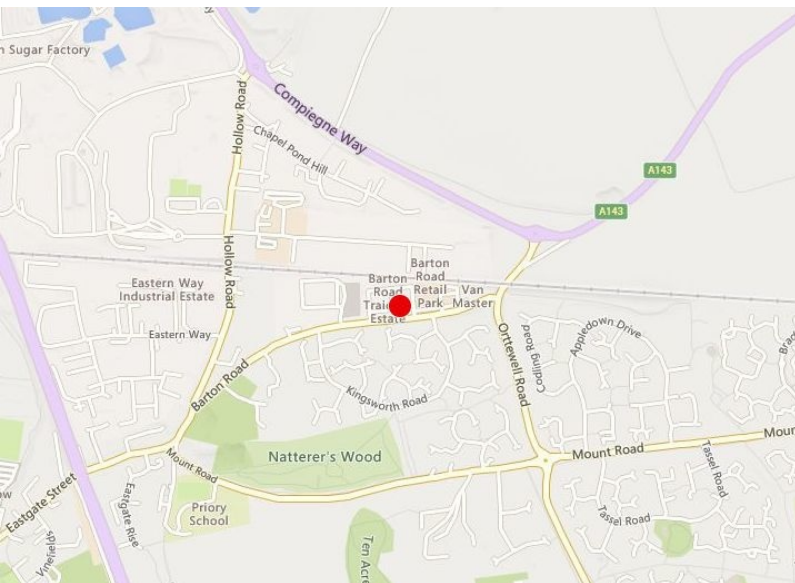
The Barton Road Trading Estate is located to the east of Bury St Edmunds and fronts onto Barton Road, a busy feeder road to the town centre.

The unit consists of an open plan showroom area with ancillary mezzanine storage, WC and kitchen area. There is roller shutter door loading and small compound to the side of the premises. Other occupiers in the locality include; First Class Cars, Edmunds and Clark Furniture, Kitchens 2 Bathrooms and Farm Foods.

Accommodation

The property has been measured to produce the following approximate Gross Internal Areas:

Total	2,500 Sq Ft	232.25 Sq M
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Availability

The property is available TO LET on terms to be agreed

Rent

£19,500 per annum exclusive

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £16,000 (2023).

Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge.

Costs

Each party will bear their own legal costs.

Use & Planning

The premises have most recently been used as a Showroom and Workshop and are suitable for a variety of Workshop, Showroom and Business Service uses within class B2, B8 and E of the use classes order subject to planning permission.

EPC

EPC to be confirmed.

Viewing & Further Information

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REF: A0678 / 22.01.24

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