

Retail/Business Space - TO LET

57 St Johns Street , Bury St Edmunds, Suffolk, IP33 1SJ

Merrifields



Size: 1,700 Sq Ft

Located in the town centre of Bury St Edmunds

Ground floor space of 881 sq ft

First and lower floor storage/office space

Suitable for retail and professional services uses (STPP)

Available on a new lease on terms to be agreed.

01284 700 700

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

Description

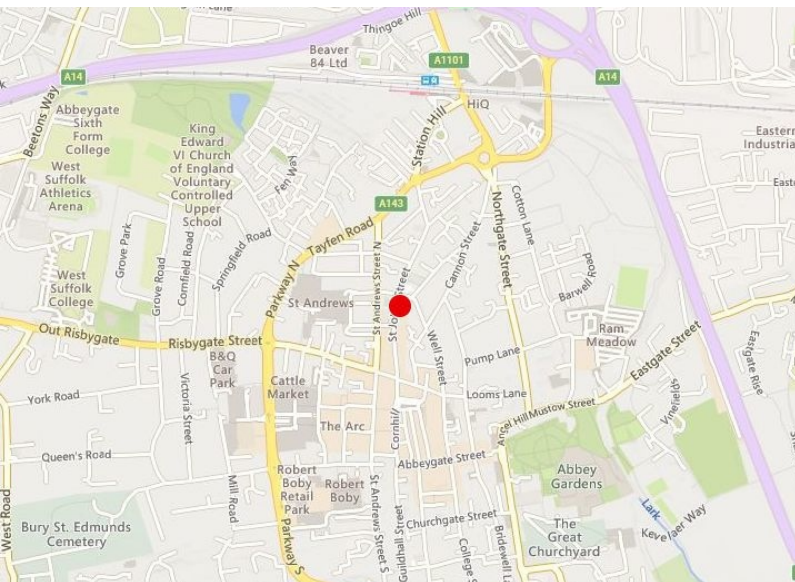
The shop is located on St Johns Street in Bury St Edmunds town centre. Neighbouring retailers include a variety of independent occupiers as well as national and regional occupiers including Pro Cook, Hughes and St Nicholas Hospice.

The property is arranged over ground, first and lower floors and split into various rooms for use as storage, meeting or private office space. The specification includes strip lighting, kitchen and w.c facilities.

Accommodation

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

Basement	275 Sq Ft	25.55 Sq M
Ground	881 Sq Ft	81.84 Sq M
First	545 Sq Ft	50.63 Sq M
Total	1,700 Sq Ft	157.93 Sq M



Availability

The property is available TO LET immediately on terms to be agreed.

Rent

£12,000 per annum exclusive.

VAT

The premises are not opted for VAT.

Business Rates

The rateable value is £11,250 (2023).
Small business rates relief may be available.

Service Charge

None.

Costs

Each party will bear their own legal costs but the ingoing tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The premises have most recently been used as a tattoo studio within a Sui Generis use. The premises would be suitable for various retail and business services uses within Class E of the use classes order STPP.

EPC

The EPC rating is to be confirmed

Viewing & Further Information

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REF: A0703 / 03.05.24

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