Prominent Retail/Business Premises - TO LET

4 Northgate Street, Bury St. Edmunds, Suffolk, IP33 1HG

Merrifields

Size: 3,458 Sq Ft

- Located on Northgate Street in Bury St Edmunds town centre
- Arranged over ground and first floors
- Close to public car parks and local amenities
- Suitable for Retail and Professional Services uses within E use Class
- Available To Let on terms to be agreed

01284 700 700

info@merrifields.co.uk

www.merrifields.co.uk

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

Description

4 Northgate Street is located in a prominent position in the town centre of Bury St Edmunds close to the abbey gardens, angel hill and public car parks. The premises comprises a former chapel which has adapted to provide flexible business space across ground and first floors.

The ground floor, accessed via a stepped access from the public highway, is arranged into multiple spaces with reception, treatment/office areas and WC facilities. The first floor which is accessed via 2 staircases at the front and rear of the building, again is laid out in modular fashion in addition to the benefit of a larger open plan retailing/business space at the front of the building. Also located on the first floor are ancillary staff kitchen, kitchen and WC facilities.

The specification throughout the building includes carpet and laminate flooring, decorated walls, a mix of spot and pendant lighting, gas central heating and aircooling/heating.

Accommodation

The property has been measured to produce the following approximate NIA(s):

Ground Floor	158.21 Sq M	1,703 Sq Ft
First Floor	163.04 Sq M	1,755 Sq Ft
Total	321.25 Sq M	3,458 Sq Ft

The property may be available To Let in part or as a whole on terms to be agreed.

01284 700 700

info@merrifields.co.uk

www.merrifields.co.uk

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

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

Rent
£36,000 per annum exclusive.

VAT
The premises are not opted for VAT.

Business Rates
The rateable value is £40,000 (2026).

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 are suitable for a variety of commercial, business and service uses within class E of the use classes order including retail, professional services and cafe use.

EPC
The EPC rating & score is D (88).

01284 700 700

info@merrifields.co.uk

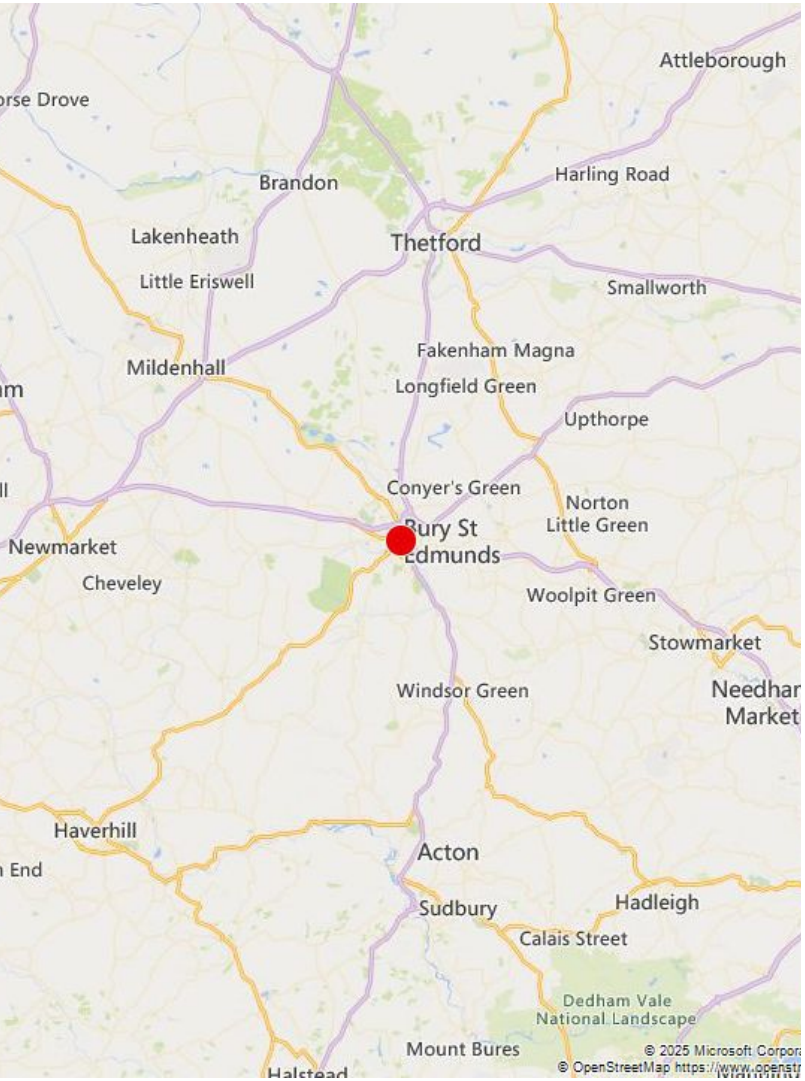
www.merrifields.co.uk

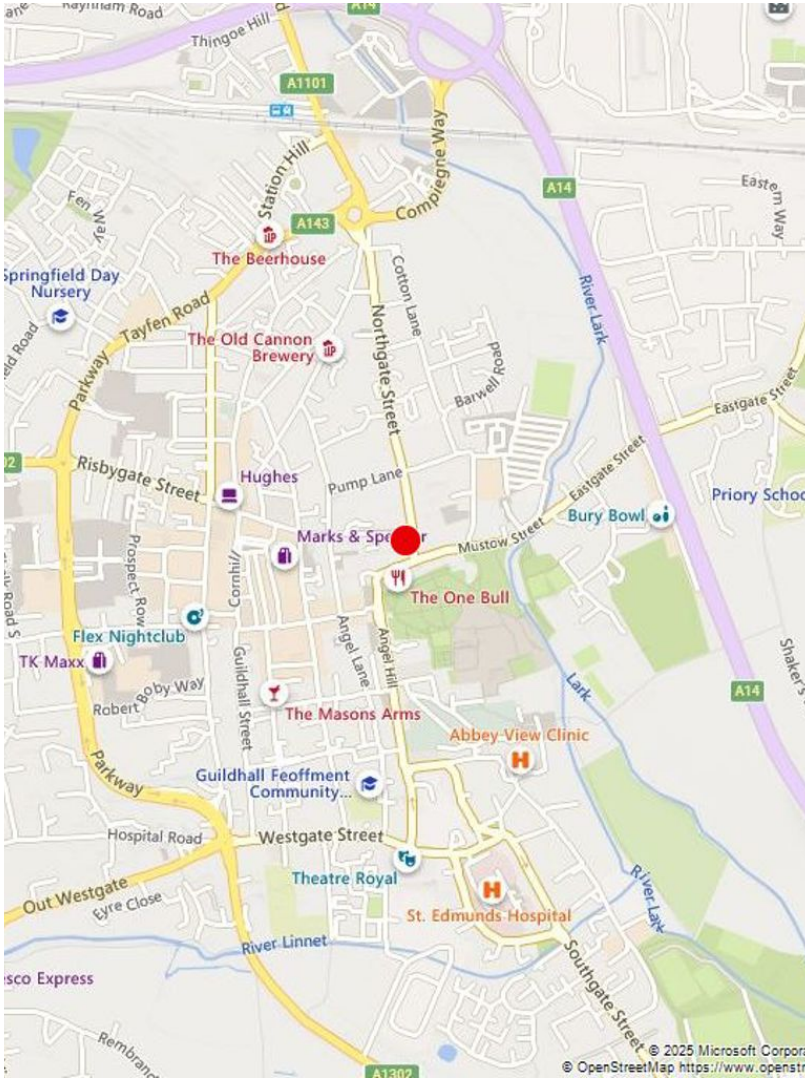
Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RH

Prominent Retail/Business Premises - TO LET

4 Northgate Street, Bury St. Edmunds, Suffolk, IP33 1HG

Merrifields





Viewing & Further Information

Anaya John-Baptiste
01284 700700
anaya@merrifields.co.uk

Jack Hastings
01284 700700
jack@merrifields.co.uk

REF: A000850 / 03.03.26

Merrifields for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Merrifields has any authority to make or give any representation or warranty whatsoever in relation to this property.