Town Centre Shop - TO LET

3 Guildhall Street, Bury St. Edmunds, Suffolk

Merrifields

Size: 744 Sq Ft

- Located in the Medieval Grid of Bury St Edmunds
- Ground floor and first floor accommodation
- Modern ground floor retailing space
- Suitable for retail and professional services uses
- Available TO LET 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 property occupies an excellent position on Guildhall Street in the centre of Bury St Edmunds. The premises benefits from an attractive shop front with large display windows in a location surrounded by professional service providers. Neighbouring occupiers include: Estate Agents, solicitors and a cafe.

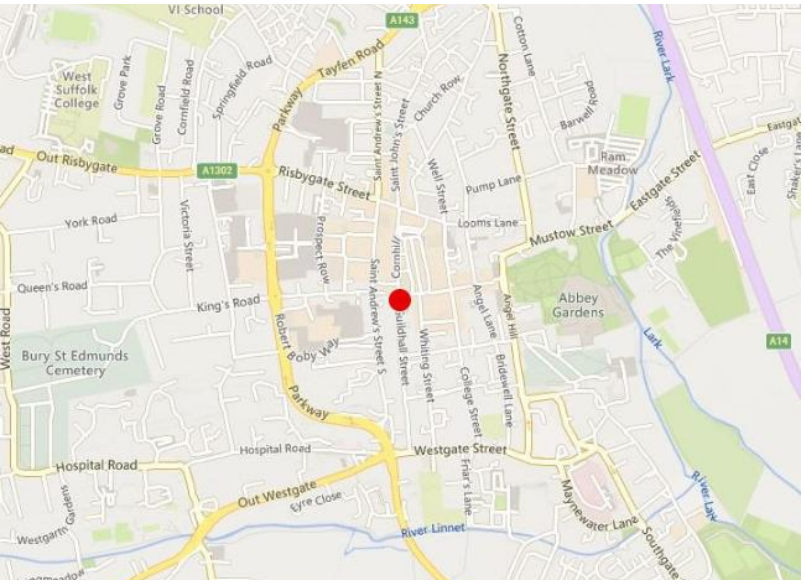
The ground floor sales area is open plan and the first floor provides a WC, kitchen area and two offices/stores.

The premises are available to let immediately on terms to be agreed.

Accommodation

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

Total	744 Sq Ft	69.12 Sq M



Availability

The property is available TO LET in October 2026 on terms to be agreed.

Rent

£16,500 per annum exclusive.

VAT

Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Business Rates

The rateable value is £15,000 (2026).

Service Charge

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

Costs

The tenant will cover any abortive legal costs incurred by the landlord.

Use & Planning

The premises has planning permission for a retail shop under planning number: E/81/2233/P. The property may be suitable for alternative uses within an E Use class STPP.

EPC

The EPC rating is to be confirmed.

Merrifields

Viewing & Further Information

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