Bury St Edmunds Cafe/ Retail Unit - To Let

17 Langton Place Hatter Street, Bury St. Edmunds, Suffolk, IP33 1NE

Merrifields

Size: 644 Sq Ft

- Located in the Medieval Grid of Bury St Edmunds
- 2 minute walk from the abbey gardens
- Naturally lighted retail frontage
- Currently fitted out as a cafe

01284 700 700

info@merrifields.co.uk

www.merrifields.co.uk

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

Description

17 Langton Place occupies a position within one of Bury St Edmunds' established commercial areas, surrounded by a range of well-regarded independent and national businesses such as Churchgates solicitors, Woosters bakery, Sheridan's estate agents and Michael Birnie Jewellers.. The property was most recently operated as a café and is fully fitted to accommodate similar occupiers.

The accommodation benefits from a strong glazed frontage providing natural light, leading into the main customer seating area which features tiled flooring throughout. To the rear is a fitted kitchen area with vinyl flooring, together with WC facilities.

The property is located approximately one minute's walk from Bury St Edmunds Market Place and less than two minutes from the Abbey Gardens, placing it within easy reach of the town's extensive retail units.

Accommodation

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

Total	59.83 Sq M	644 Sq Ft

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 on terms to be agreed.

Rent
£16,000 per annum exclusive.

VAT
The property is not opted for VAT.

Business Rates
The rateable value is £16,000 (April 2026).
The property may be suitable for 100% small business rate relief from April 2027.

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 has planning permission for a Beauty Salon under a Sui Generis use planning number: DC/13/0174/FUL. Beauty Salons now sit within an E use class of the use classes order. The property may be suitable for alternative uses within an E Use class STPP

EPC
The EPC rating is B (50).

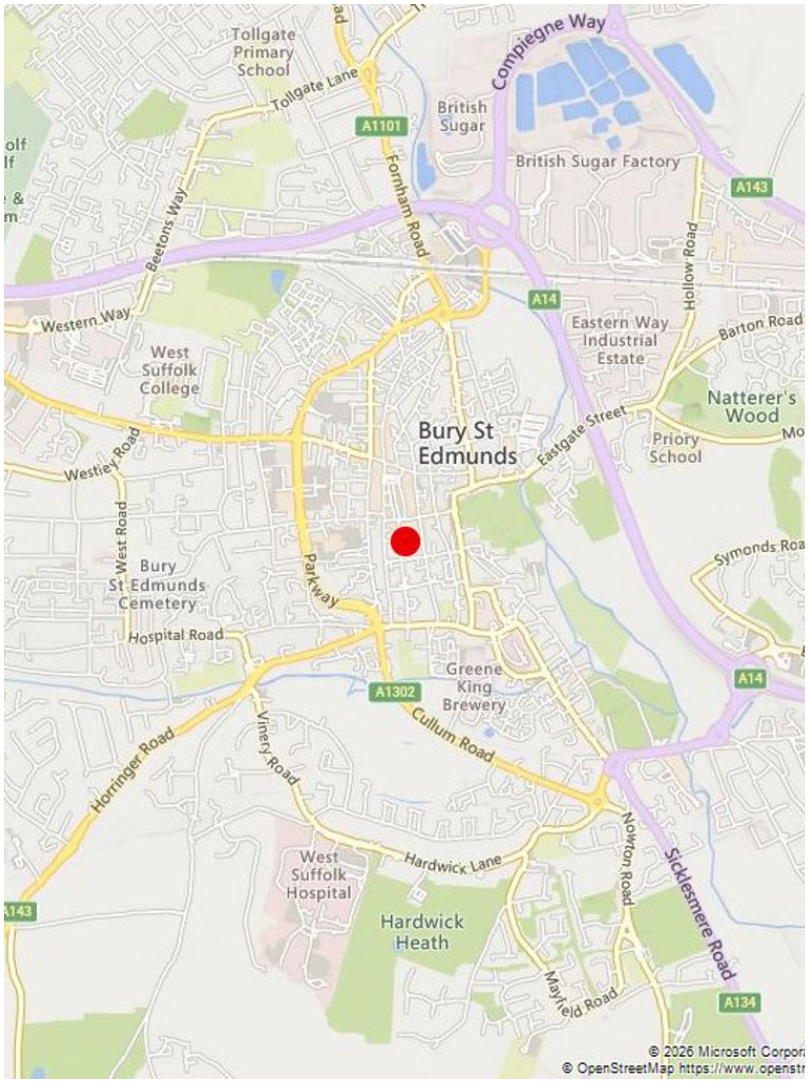
01284 700 700
info@merrifields.co.uk
www.merrifields.co.uk

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

Bury St Edmunds Cafe/ Retail Unit - To Let

17 Langton Place Hatter Street, Bury St. Edmunds, Suffolk, IP33 1NE

Merrifields



Viewing & Further Information

Jack Hastings
01284 700700
jack@merrifields.co.uk

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

REF: A000931 / 02.11.26

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.