

## Attractive Town Centre Shop - TO LET

9 Hatter Street, Bury St. Edmunds, Suffolk, IP33 1LZ

# Merrifields



**Size: 538 Sq Ft**

Located on Hatter Street in Bury St Edmunds town centre

Approximate NIA of 50.01 sq m (538 sq ft)


Attractive shop front with full height display windows


Suitable for retail and professional services uses under use class E (STPP)

Available TO LET on terms to be agreed.



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

## Description

9 Hatter Street is an attractive ground floor shop located in Bury St Edmunds town centre close to other independent retailers and service providers.

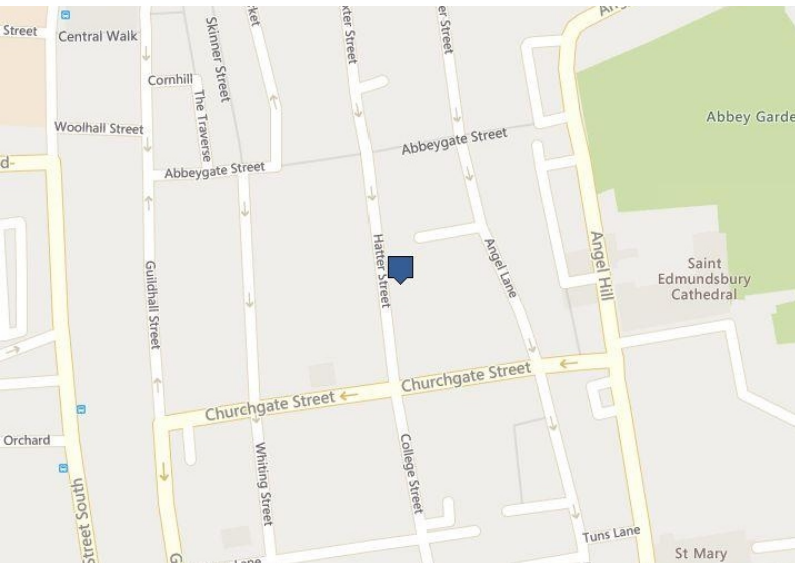
The accommodation includes a shop/sales area to the front and kitchenette/w.c facilities at the rear. The shop also has the benefit of cellar and a storage shed located in the rear courtyard.

The demise further benefits from a modern shop front with full height display windows, exposed timber beams, spot lighting and gas central heating.

## Accommodation

The property has been measured to produce the following Approximate NIAs:

Total	49.98 Sq M	538 Sq Ft
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## Availability

The property is available to lease on terms to be agreed.

## Rent

£12,000 per annum exc

## 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 £8,000 (2017).  
Small Business rate relief may be available.

## 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 property has most recently been used as a jewellers under use class E. The premises may be suitable for other retail and professional service uses STPP. Occupiers should make their own enquiries to the local planning authority regarding their proposed use.

The building is Grade II listed.

## EPC

The EPC rating is to be confirmed

# Merrifields

## Viewing & Further Information

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REF: A0445 / 21.05.21

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