

Boutique Town Centre Shop - TO LET

15A Hatter Street, Bury St Edmunds, Suffolk, IP33 1NE

Merrifields



Size: 241 Sq Ft

Located on Hatter Street in Bury St Edmunds town centre

Approximate NIA of 241 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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 www.merrifields.co.uk

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

Description

The grade II listed property is located on Hatter Street in the centre of Bury St Edmunds. Neighbouring occupiers include hairdressers and estate agents.

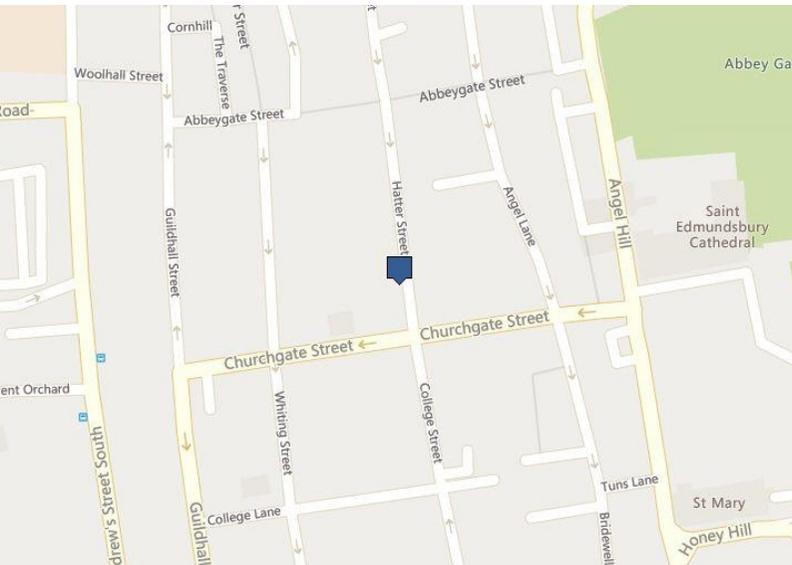
The self contained shop benefits from a approximately 3m wide shop front and open plan retailing space.

The property further benefits from modern electric heating, spot lighting, timber panel flooring and a WC.

Accommodation

The property has been measured to produce the following Approximate dimensions and Net Internal Areas:

Total	241 Sq Ft	22.39 Sq M
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Rent

£8,000 per annum

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 £5,400 (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 property has most recently used as a florist under an E use class. The property is suitable for similar retail, office and professional services uses (STPP). Occupiers should make their own enquiries to the local planning authority in respect of their proposed use.

EPC

The EPC Rating is C (66).

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Viewing & Further Information

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REF: A0749 / 18.10.24

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