

Boutique Town Centre Shop - TO LET

21 Churchgate Street, Bury St. Edmunds, Suffolk, IP33 1RG

Merrifields



Size: 769 Sq Ft

Located in the historic medieval grid of Bury St Edmunds


Open plan retailing areas


Ancillary kitchenette and w.c facilities

Suitable for retail and professional services uses

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

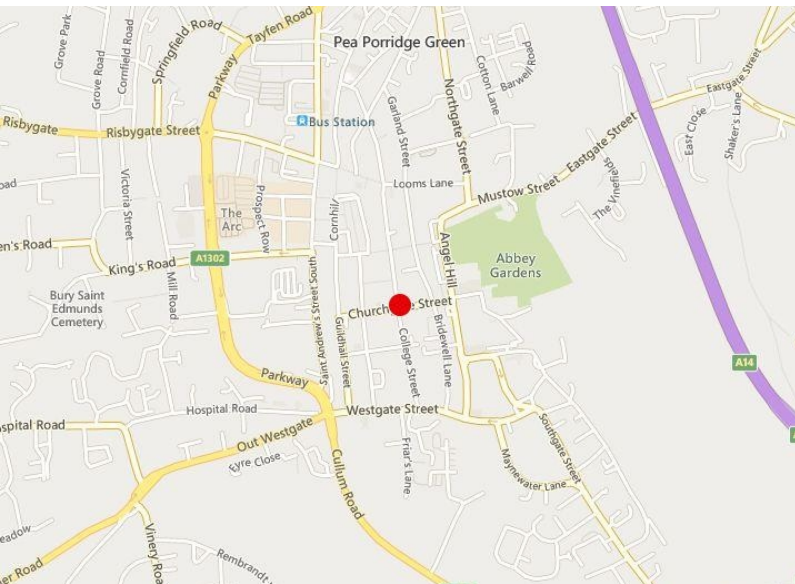
The Grade II Listed property is located on the corner of Churchgate Street and Hatter Street in the heart of the medieval grid in Bury St Edmunds. The shop front faces Churchgate Street with a return frontage to Hatter Street providing a prominent position.

The self contained shop benefits from a large display window, open plan retailing space and ancillary areas that include kitchenette and w.c facilities. The property further benefits from spot lighting and timber panel flooring. Neighbouring occupiers include estate agents, restaurants and hairdressing salons.

Accommodation

The property has been measured to produce the following approximate Net Internal Areas:

Total	769 Sq Ft	71.44 Sq M
-------	-----------	------------



Availability

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

Rent

£15,000 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 £11,250 (2023).
Small business rates relief may be available.

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 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 and professional services.

EPC

The EPC rating is B (43).

Viewing & Further Information

Mark Kohler

01284 700700

mark@merrifields.co.uk

Rowan Mason

01284 700700

rowan@merrifields.co.uk

REF: A0696 / 27.03.24

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.