

## 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 area


Ancillary kitchenette and w.c facilities


Suitable for retail and professional services uses

Available TO LET on terms to be agreed



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

## Description

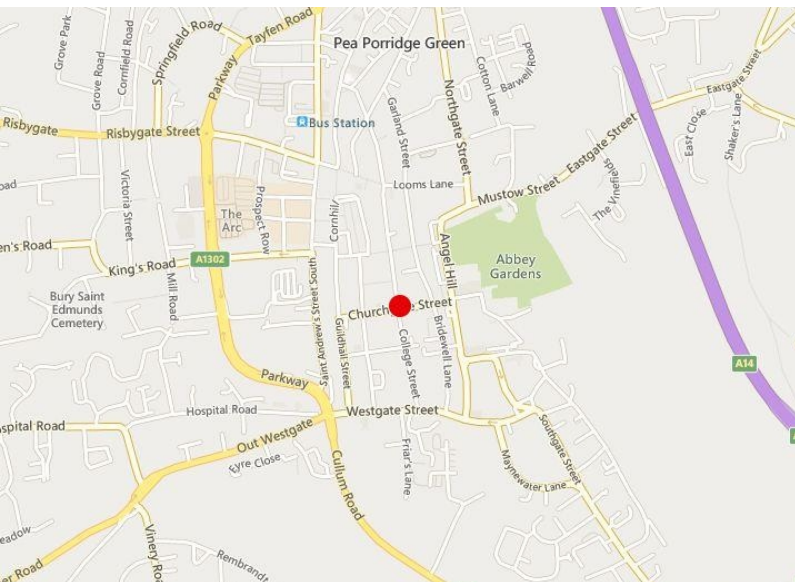
The Grade II Listed property is located on the corner of Churchgate Street and Hatter Street in the heart of the medieval grid in Bury St Edmunds. The shop front faces Churchgate Street with a return frontage to Hatter Street providing a prominent position.

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
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## 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

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