

Town Centre Convenience Store Opportunity (Subject to Vacant Possession) - To Let

1-2 Market Place, Mildenhall, Bury St. Edmunds, Suffolk, IP28 7EF

Merrifields



Size: 2,286 Sq Ft

Long established Town Centre convenience store

Located on Market Square in Mildenhall

Large sales area with ancillary stores

Suitable for convenience store or other retail, service and cafe uses STPP

The shop is available subject to the landlord receiving vacant possession



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

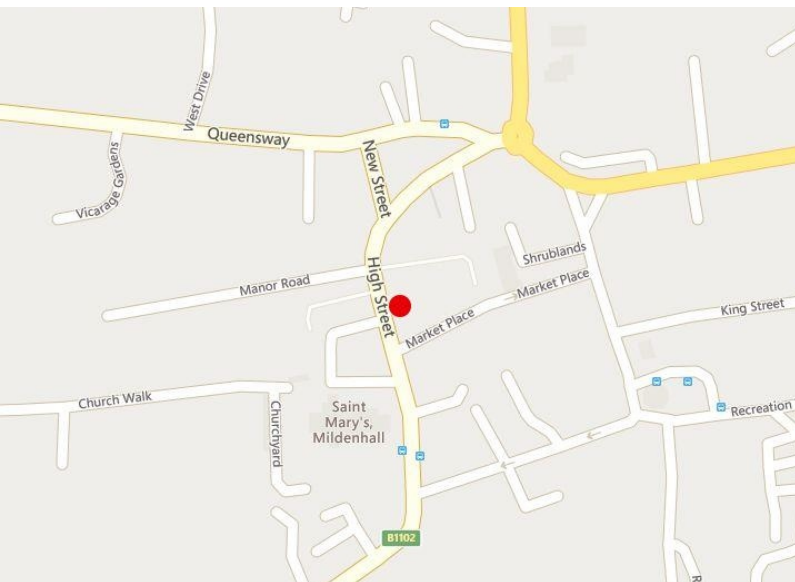
Description

Convenience Store located in Mildenhall Town Centre in good trading location. Mildenhall is a market Town in Suffolk and the shop is located in the main retailing and service location on Market Square. The shop benefits from a large open sales area with rear ancillary stores and offices with staff kitchen and WC facilities.

Accommodation

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

Total	2,286 Sq Ft	212.37 Sq M
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Availability

The property is available TO LET on terms to be agreed subject to the landlord obtaining vacant possession.

Rent

£22,500 per annum exclusive

VAT

The premises are not opted for VAT.

Business Rates

The rateable value is £24,000 (from April 2023).

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 have most recently been used as a convenience store. The premises would be suitable for various retail and business services uses within Class E of the use classes order. The building is Grade II listed.

EPC

EPC Rating is D (78)

Viewing & Further Information

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REF: A0602 / 30.05.23

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