

# Prime Retail Unit - To Let

62 Cornhill, Bury St. Edmunds, Suffolk, IP33 1BE

# Merrifields



**Size: 2,082 Sq Ft**

Located in Bury St Edmunds Town Centre


Bury St Edmunds is a thriving market Town


Large Open plan sales area with dual aspect shop fronts

Suitable for retail, cafe and other Business Service uses STPP

The property is available immediately subject to surrender of existing lease

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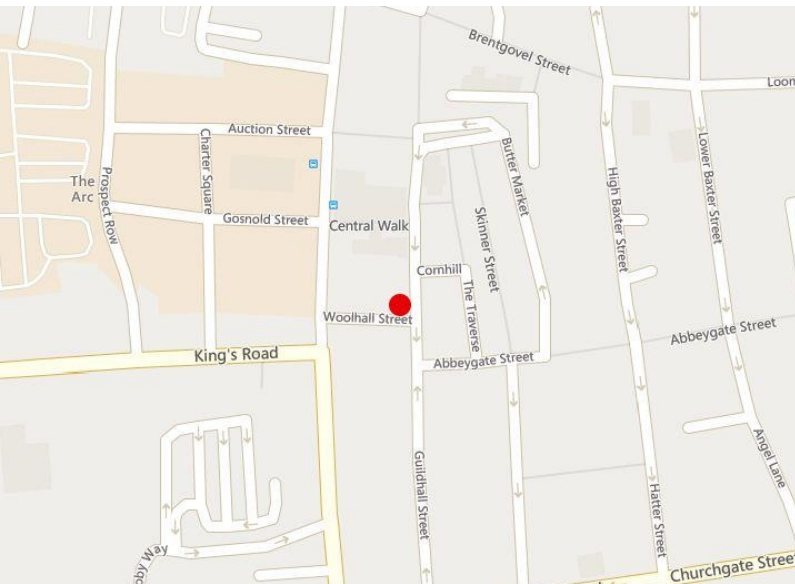
## Description

High Street shop with dual aspect in Bury St Edmunds Town Centre. The retail unit provides a large open plan sales area with display windows fronting Cornhill and The Traverse. The retail unit occupies a good retailing position in the centre of Bury St Edmunds a thriving market Town with nearby occupiers including; Bonmarche, Iceland, Ryman and Wrights Cafe.

## Accommodation

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

Total	2,082 Sq Ft	193.42 Sq M
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## Availability

The property is available TO LET immediately on terms to be agreed subject to the surrender of the existing lease

## Rent

£45,000 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 £36,000 (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 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, professional services and cafe use STPP. The building is Grade II Listed.

## EPC

The EPC rating is B (44).

## Viewing & Further Information

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