

## Retail / Leisure Warehouse - To Let

Units 8 & 10, The Bartons Retail Park, Barton Road, Bury St. Edmunds, Suffolk, IP32 3BE

# Merrifields



Size: 12,601 Sq Ft

Established Out of Town Retail Park Location


Large open plan retailing space over two floors


Separate storage warehouse and loading

Suitable for Retail and Leisure uses STPP

Available To Let on terms to be agreed

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



## Description

The property is located on The Bartons Retail Park, an established retail location to the east of Bury St Edmunds town centre. Other occupiers on the Park include; Farm Foods, St Nicholas Hospice and two restaurants - Pizza Town and Peyton Place.

Unit 8 comprises an open plan retail warehouse over the ground and first floor. The retail space benefits from suspended ceilings, modern inset and strip lighting, Vinyl flooring and carpeting throughout. Unit 10 comprises a storage warehouse suitable for storage / workshop or further retail space.

## Accommodation

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

Ground Floor Sales	580.62 Sq M	6,250 Sq Ft
First Floor Sales	356.92 Sq M	3,842 Sq Ft
Warehouse / Loading	233.09 Sq M	2,509 Sq Ft
<b>Total</b>	<b>1,170.63 Sq M</b>	<b>12,601 Sq Ft</b>

Externally the units have use of a loading unloading area and shared use of the communal customer car park.





## Availability

The property is available TO LET on terms to be agreed

## Rent

£75,000 per annum exclusive

## VAT

The premises are opted for VAT.

## Business Rates

The rateable value is £86,500 (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 Furniture Retail Warehouse and is suitable for similar uses including retail and leisure STPP.

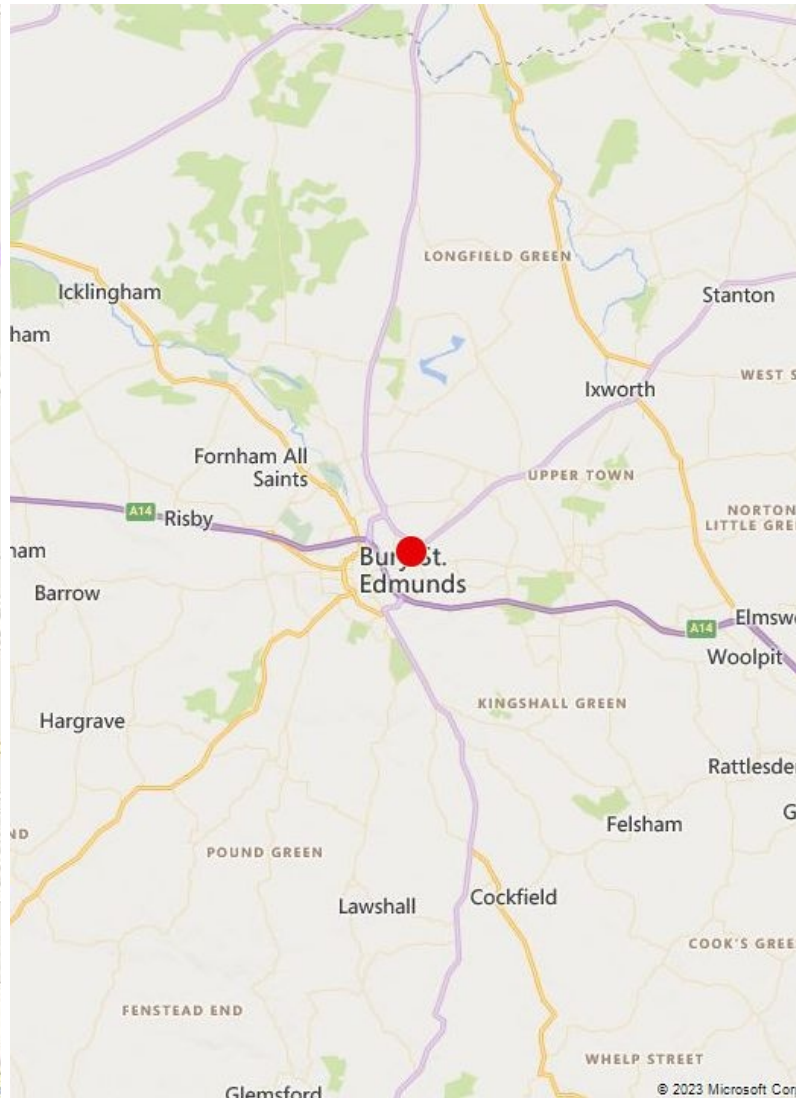
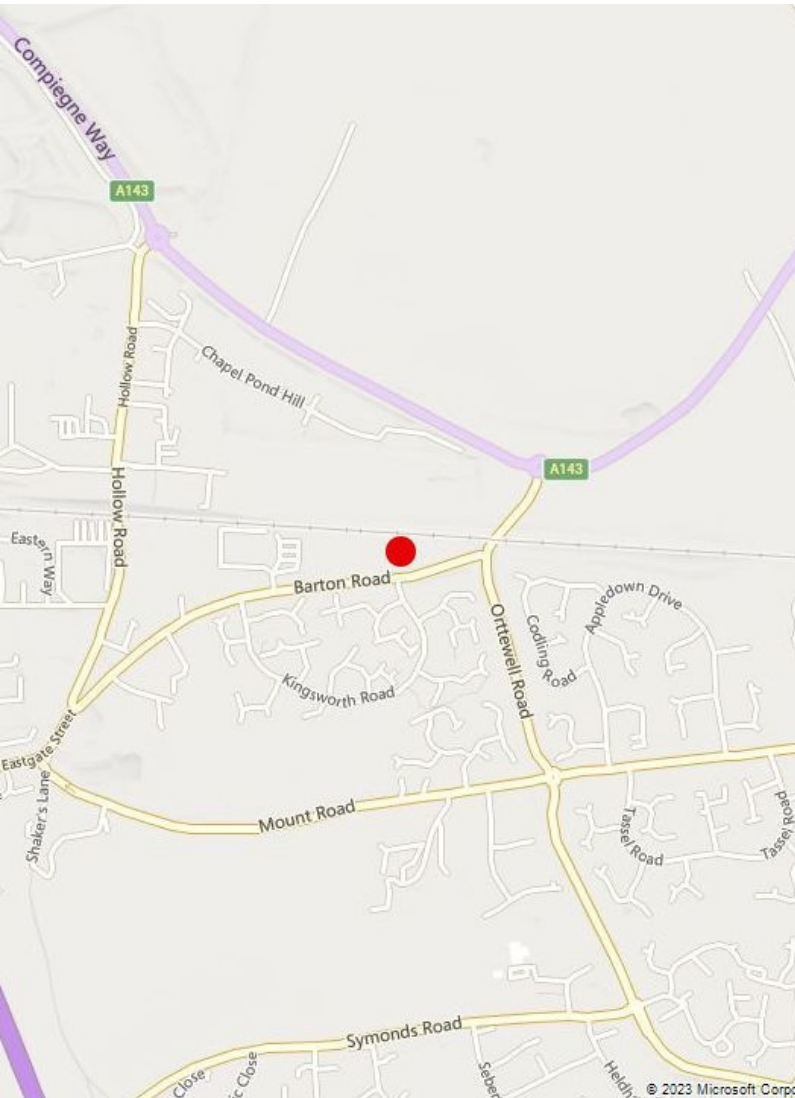
## EPC

The EPC rating is B (41).



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### Viewing & Further Information

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