

Edge of Town Retail Unit - To Let

3 The Bartons Retail Park, Barton Road, Bury St Edmunds, IP32 7BE

Merrifields



Size: 1,607 Sq Ft

Located on edge of Town Centre on Barton Road

Good Road Frontage on Established Retail Park

Open plan Sales Area

Option of including First Floor offices subject to terms

Available To Let on terms to be agreed.

01284 700 700

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

Description

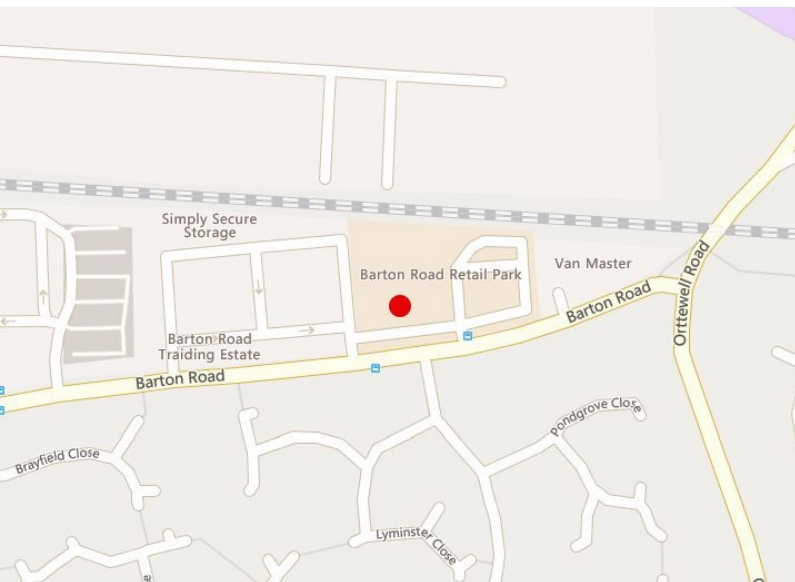
The property is located on The Bartons Retail Park, an established retail location to the east of Bury St Edmunds town centre. Other occupiers on the Park include; Farm Foods, St Nicholas Hospice and two restaurants - Pizza Town and Peyton Place.

Unit 3 comprises an open plan ground floor retail unit. The retail space benefits from suspended ceilings, modern inset lighting, Vinyl flooring and carpeting throughout.

Accommodation

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

Total	1,607 Sq Ft	149.29 Sq M
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Availability

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

Rent

£27,500 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value will be re-assessed on completion of sub-division.

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 Retail and Showroom premises. The premises would be suitable for various retail and business services uses within Class E of the use classes order.

EPC

The EPC rating is C (64).

Viewing & Further Information

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