

# Fitted Hospitality or Retail Opportunity - TO LET

3 Whiting Street, Bury St. Edmunds, Suffolk, IP33 1NX

Merrifields



**Size: 2,500 Sq Ft**

Fitted Cafe / Restaurant Opportunity

Located just off Abbeygate Street in Bury St Edmunds Town Centre

Ground Floor and Basement Sales Areas

Planning for Cafe / Restaurant use with E Use Class

Available To Let on terms to be agreed



## Description

The shop is located on Whiting Street just off the prime retail areas of Abbegate Street and Buttermarket in the centre of Bury St Edmunds town centre. Neighbouring occupiers include; Cotswold Outdoor, Buy the Light, Santander and Wetherspoons.

The shop benefits from a good display window, ground floor and basement sales areas with office, Customer WC's and Bar and seating areas. There is currently a Cafe / Bar Fit-out in place which can either be removed or retained subject to negotiation with the existing tenant.

## Accommodation

The property has been measured to produce the following approximate Net Internal Areas:

Ground Floor	110.92 Sq M	1,194 Sq Ft
Basement	127.18 Sq M	1,369 Sq Ft
Total	232.25 Sq M	2,500 Sq Ft



## Availability

The property is available TO LET from October 2024 (or earlier by negotiation) on terms to be agreed.

## Rent

£32,500 per annum exclusive.

## VAT

The premises are not opted for VAT.

## Business Rates

The rateable value is £24,750 (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 Cafe / Bar within an E and sui Generis use class and 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 / bar use STPP.

## EPC

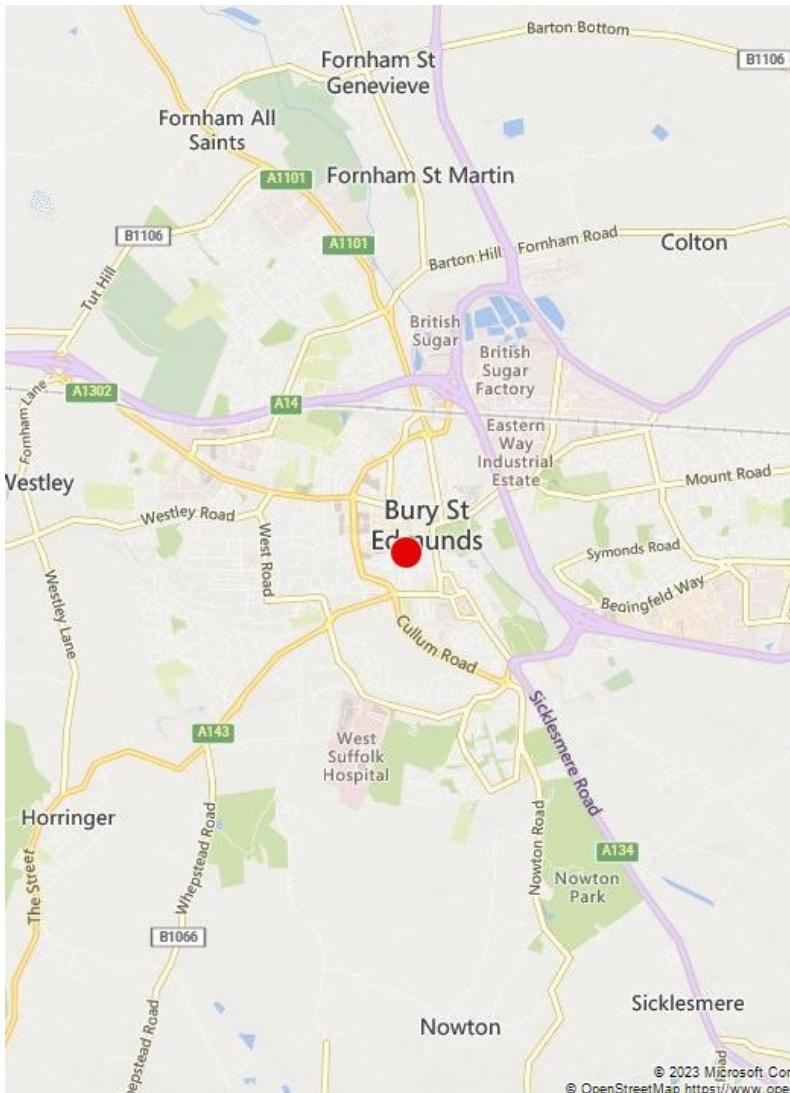
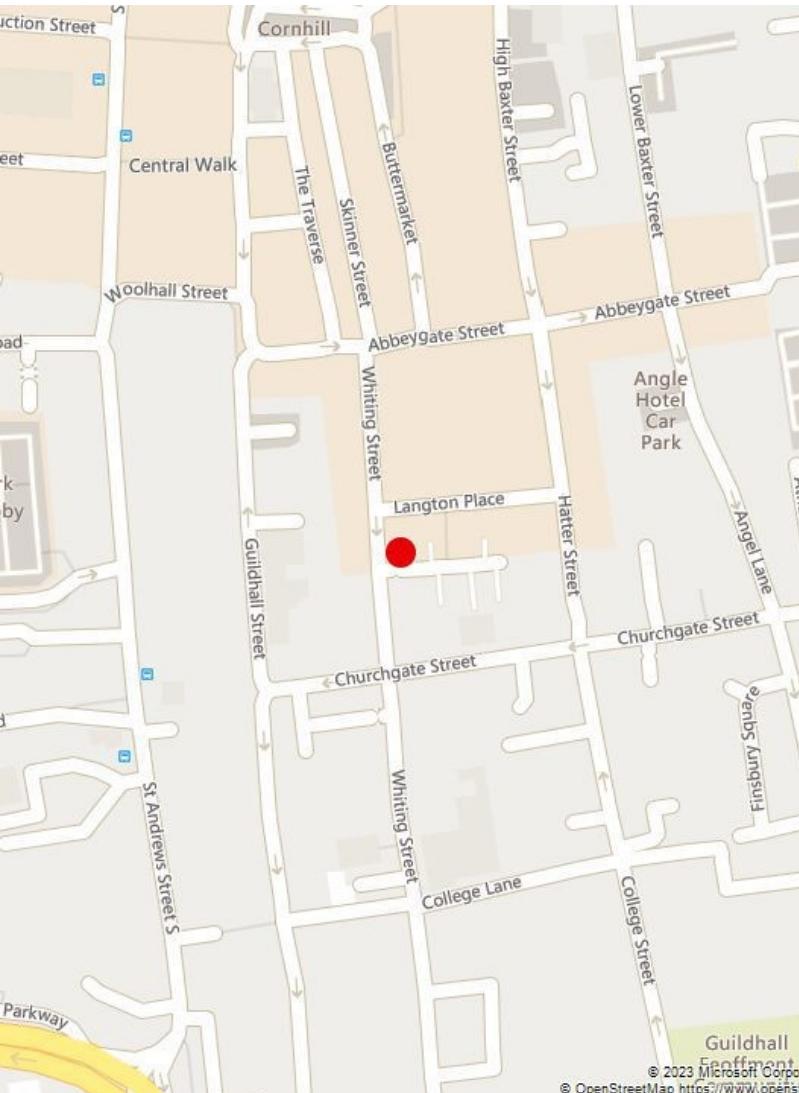
The EPC rating is D (77).



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## Viewing & Further Information

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