

# Roadside Retail/Leisure Premises - TO LET

Retail Warehouse (Former Co-Op) Mildenhall Road, Bury St Edmunds, Suffolk, IP32 6EN

Merrifields



Size: 21,526 Sq Ft

Located on Mildenhall Road on the outskirts of Bury St Edmunds

Large open plan retailing space

Parking and loading areas

Suitable for Retail, Leisure and Storage uses STPP

Available To Let on terms to be agreed



01284 700 700



info@merrifields.co.uk



www.merrifields.co.uk

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



Description

The property is situated on Mildenhall Road on the outskirts of Bury St Edmunds within 1 mile of the new Marham Park residential development and approximately 1.1 miles from J43 of the A14. Nearby occupiers of the subject property include; UPS, Mikzan, Mercedes Benz, Volkswagen and David Lloyd.

The property provides an open plan retail/warehouse space with ancillary storage areas which could alternatively be turned into additional retailing accommodation.

The specification includes goods loading and pedestrian door access, a concrete floor and WC facilities. The property has been recently refurbished to provide a shell ready for an occupiers fit out.

Accommodation

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

Total	1,999.77 Sq M	21,526 Sq Ft
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### Availability

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

### Rent

£170,000 per annum exclusive.

### VAT

The premises are opted for VAT.

### Business Rates

The rateable value is to be confirmed.

### Service Charge

None.

### Costs

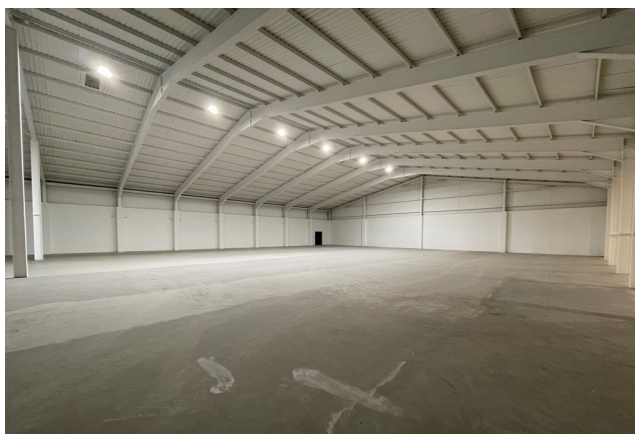
Each party will bear their own legal costs.

### Use & Planning

The premises have most recently been used for retail under an E use class. The property may be suitable for light industrial or storage and distribution uses subject to obtaining the necessary consents. Interested parties should make their own enquiries to the local planning authority for their proposed use.

### EPC

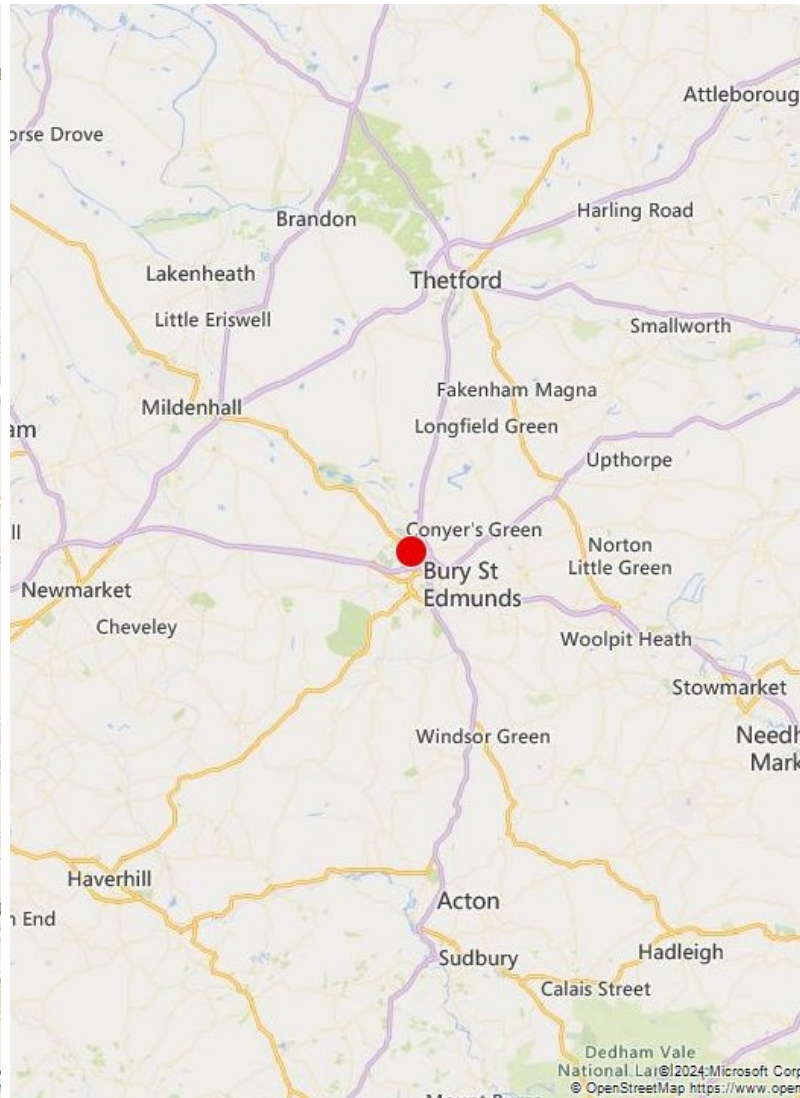
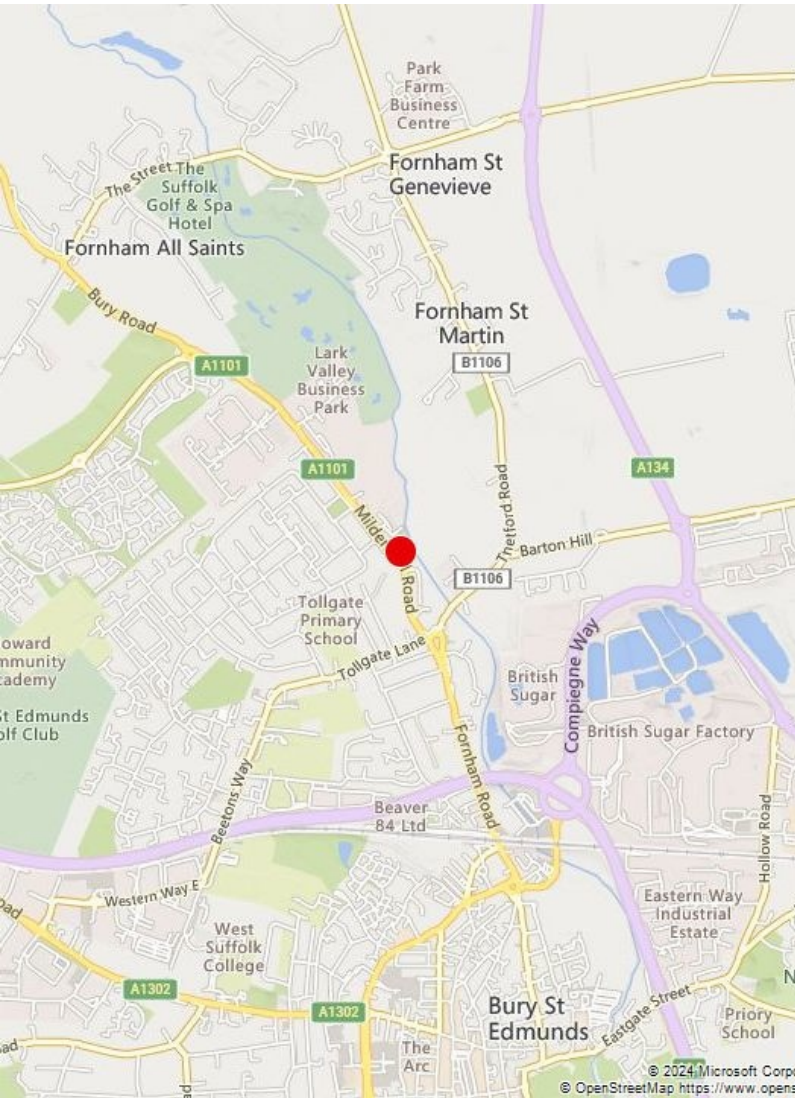
The EPC rating is to be confirmed.





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### Viewing & Further Information

**Mark Kohler**

01284 700700

[mark@merrifields.co.uk](mailto:mark@merrifields.co.uk)

**Max Ellis**

01284 700700

[max@merrifields.co.uk](mailto:max@merrifields.co.uk)

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01284 700 700



[info@merrifields.co.uk](mailto:info@merrifields.co.uk)



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