

New Retail Unit - TO LET

1c St Andrews Street, Bury St. Edmunds, Suffolk, IP33 1DY

Merrifields



Size: 1,410 Sq Ft

Part of the Post-Office Re-development Scheme


Fronts the entrance to the Arc and the busy Market Thoroughfare


New shop front with excellent footfall

Finished to shell specification ready for tenant fit-out

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

Brand New Retail Unit located in Bury St Edmunds Town Centre. The new retail unit is part of the Post Office Re-Development scheme. The large shop frontage fronts the widened market thoroughfare linking the historic Town Centre and market square with the modern Arc shopping area. The thoroughfare provides excellent footfall and the display window faces the entrance to the Arc Shopping area.

The retail unit is finished to a shell specification with capped services ready for a tenant fit-out.

Bury St Edmunds is a prosperous market Town with a bustling commercial and retail centre with the town retaining good footfall throughout the year. Nearby occupiers include; L'Occitane, Oliver Bonas, Phase Eight and tescos.

Accommodation

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

Total	130.99 Sq M	1,410 Sq Ft
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Availability

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

Rent

£40,000 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £41,250 (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 are suitable for a variety of retail and business service uses within class E of the use classes order including retail, professional services and cafe use.

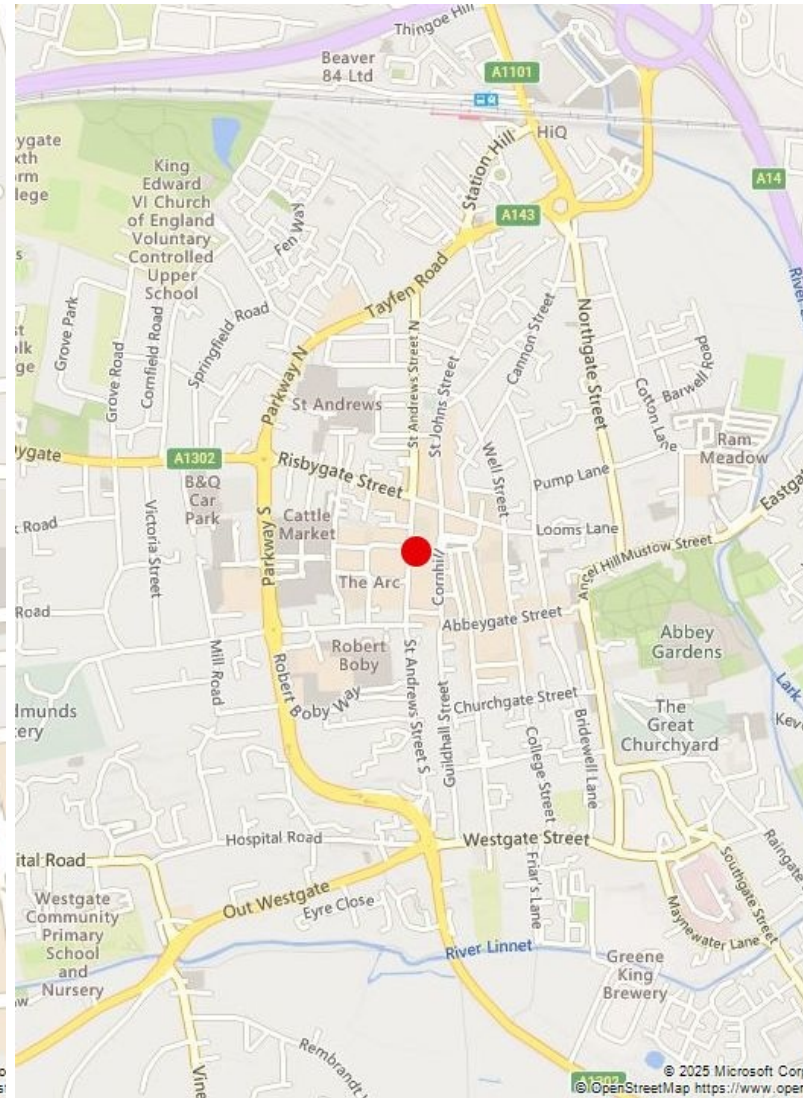
EPC

The EPC rating is A (20).



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Viewing & Further Information

Mark Kohler

01284 700700

mark@merrifields.co.uk

Max Ellis

01284 700700

max@merrifields.co.uk

REF: A0778 / 01.04.25

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