

## Town Centre Office - TO LET

5 Baxter Court High Baxter Street, Bury St Edmunds, Suffolk, IP33 1ES

# Merrifields



Size: 627 Sq Ft

Located off Abbeygate Street

Mews style office/retail complex

Approximate Net Internal Area of 627 sq ft

Suitable for office or professional services uses (STPP)

Available To Let on flexible lease terms to be agreed

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

## Description

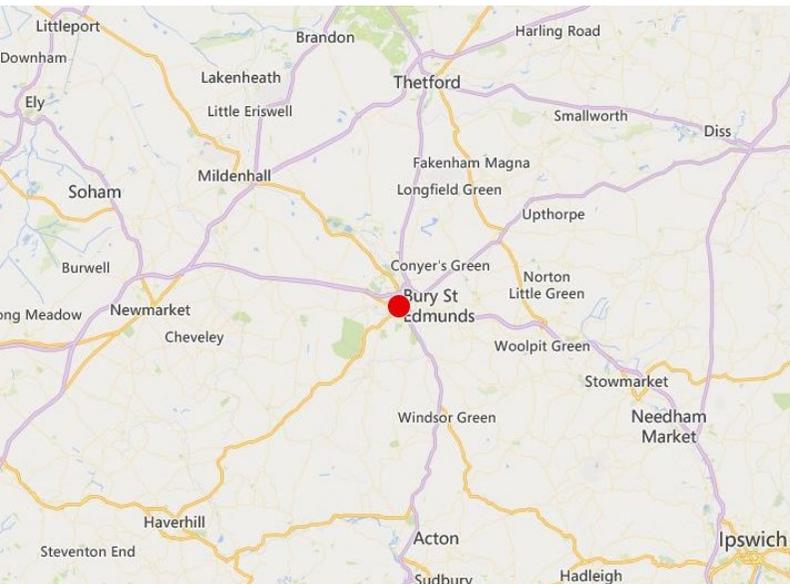
Baxter court is a town centre mews style office/retail complex in a secure environment behind Dipples Jewellers on Abbeygate Street. Occupiers within the building include recruitment consultants, property managers, a barbers and an artisan craft maker.

Office 5 is accessed via a communal entrance off High Baxter Street and situated on the first floor of the building. The office is arranged over two rooms and benefits from original sash windows, carpeting, LED and spot lighting, electric heating and shared WCs.

## Accommodation

The property has been measured to produce the following approximate s:

Total	627 Sq Ft	58.25 Sq M
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## Availability

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

## Rent

£975 per month inclusive.

## VAT

The premises are not opted for VAT.

## Business Rates

The rateable value is currently assessed with another office in the building. The business rates will be reassessed on subdivision. Small business rates relief may be available.

## Service Charge

The service charge is included within the monthly rental.

## Costs

Each party will bear their own legal costs but the ingoing tenant will pay any abortive costs incurred by the landlord.

## Use & Planning

The premises have most recently been used as an Office under an E (g) (i) use class. Interested parties should make their own enquiries to the local planning authority for their proposed use.

## EPC

The EPC rating is D (84).

## Viewing & Further Information

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