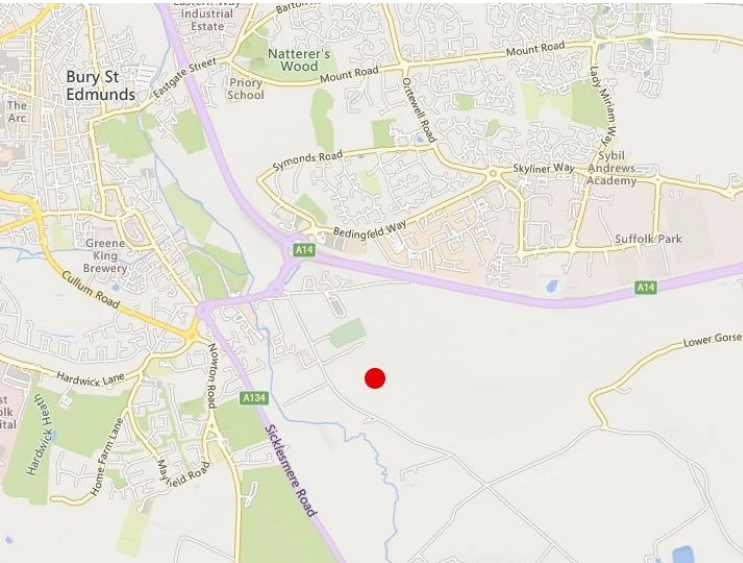


# Local Centre/Roadside Retail Opportunity - TO LET

St Edmunds Gate, Rougham Hill, Bury St Edmunds, Suffolk, IP33 2RX

Merrifields



## Size: 0.9 Acres

Outline planning consent for a retail hub

Located on a new development south of Bury St Edmunds

Situated close to the A14

Suitable for retail, convenience and roadside uses (STPP)

Available To Let or For Sale on terms to be agreed



## Description

Neighbourhood retail hub opportunity located next to the primary movement corridor on a new development of high quality new homes just south of Bury St Edmunds.

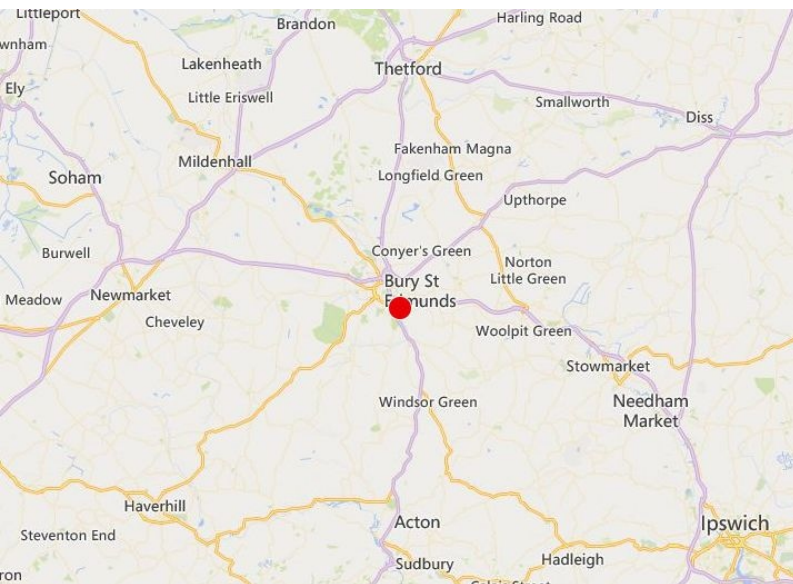
The site is situated close to the improved A14 and provides a road commute time to Cambridge of 50 minutes and Ipswich of 40 minutes.

The land parcel has been granted outline planning consent for a local centre comprising of retail space within an E use class.

## Accommodation

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

Total	0.9 Acres	0.36 Hectares
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## Availability

Offers are invited for either the freehold or leasehold interest of the site.

## Rent

Rent on application.

## Price

Price on application.

## VAT

The property has been opted for VAT.

## Business Rates

The Rateable Value will be assessed on completion

## Costs

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

## Use & Planning

Outline planning consent granted for a local centre for retail, professional services and cafe uses. Detailed planning consent will be required for occupiers space requirements.

## EPC

The EPC rating is to be provided on completion of construction.

## Viewing & Further Information

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REF: A4418 / 14.04.25

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