

Edge of Town Centre Retail Unit - TO LET

Shop 2 The Shutters, St. Johns Street, Bury St. Edmunds, Suffolk, IP33

Merrifields



Size: 1,401 Sq Ft

Retail and office accommodation


Glazed display window


Ancillary storage areas


Suitable for retail and professional services uses

Available To Let on terms to be agreed



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

Description

The property is located on St Johns Street on the edge of Bury St Edmunds town centre next to The Flower Hut and a short distance from the A14 and train station.

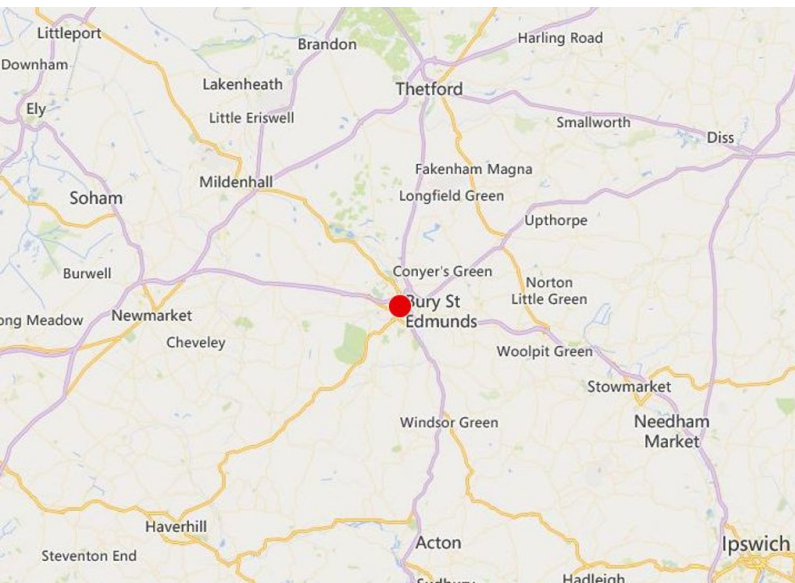
The shop has good frontage to the street with a retail and office space immediately at the entrance. To the rear of the space, there is further ancillary office/storage areas including w.c and kitchenette facilities.

The Landlord plans to refurbish the space to create an open plan space ready for a tenant's fit out.

Accommodation

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

Total	1,401 Sq Ft	130.15 Sq M
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Availability

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

Rent

£15,500 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value forms part of a wider rating and will be reassessed on subdivision.

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 but the ingoing tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The property has consent to be used for retail (E use class) under application number E/84/1066/P. Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC

The EPC rating is D (88).

Viewing & Further Information

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