

## Town Centre Shop - To Let

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

# Merrifields



**Size: 196 Sq Ft**

Located off Abbeygate Street


Available on a new lease on terms to be agreed


Approximate Net Internal Area of 196 sq ft

Suitable for Retail and Professional Services uses (STPP)

Adjacent to regional and independent retailers

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

## Description

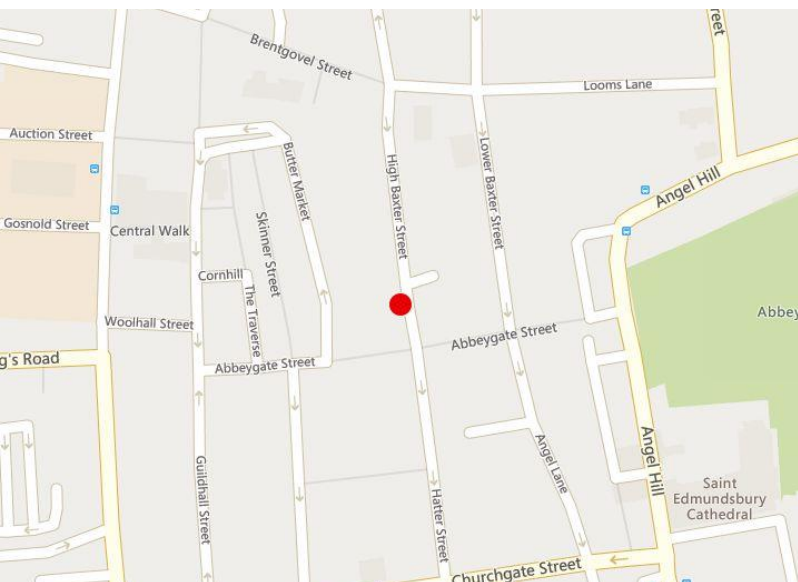
2 Baxter Court is located on High Baxter Street just off the prime retailing street, Abbeygate Street, in Bury St Edmunds. Near by occupiers include Savers, Dipples Jewellers, Bohemia and Anna.

The property is ideally suited to a small retail or professional services type operator. The shop benefits from sub metered water supply and shared W.C facilities.

## Accommodation

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

|       |           |            |
|-------|-----------|------------|
| Total | 196 Sq Ft | 18.21 Sq M |
|-------|-----------|------------|



## Availability

The property is available for lease on terms to be agreed.

## Rent

£7,000 per annum exclusive.

## VAT

The premises are not opted for VAT.

## Business Rates

The Rateable Value is £5,500 (2023). Small Business Rate Relief may be available.

## Service Charge

The current service charge for this unit is £1,614.33 for the 01.04.25 to 31.03.26 and billed quarterly.

The current buildings insurance apportionment chargeable is £182.77 per annum.

## Costs

The tenant will cover any abortive costs incurred by our client.

## Use & Planning

The property has been previously used as a coffee shop with Class E. Occupiers should make their own enquiries to the local planning authority regarding their proposed use.

## EPC

The EPC rating is C (65).

# Merrifields

## Viewing & Further Information

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REF: A000854 / 14.10.25

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