

Town Centre Retail Unit - TO LET

1 Central Walk, Bury St. Edmunds, Suffolk, IP33 1BS

Merrifields



Size: 706 Sq Ft

Located between the Arc and Cornhill

Ground Floor retail area of approximately 319 sq ft

Upper floor ancillary and storage areas

Suitable for retail and professional services uses

Available TO LET on terms to be agreed.



Description

1 Central Walk is situated in the town centre of Bury St Edmunds between the prime shopping areas of Cornhill and The Arc. Neighbouring occupiers include Lorfords and Wigram & Ware, Boots, Waterstones and H&M.

The premises is split over 3 floors with a ground floor sales area accessed immediately from the pedestrianised Central Walk. The upper parts include a lower first floor mezzanine store area and upper floor office/storage area with ancillary WC and kitchenette facilities.

Accommodation

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

Ground Floor sales and store	31.77 Sq M	342 Sq Ft
Upper floor Ancillary	33.82 Sq M	364 Sq Ft
Total	65.59 Sq M	706 Sq Ft



Availability

The property is available TO LET on terms to be agreed, subject to the surrender of an existing lease.

Rent

£17,500 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £13,000 (2023). The rateable value will be £14,000 from April 2026.
Small business rates relief may be available.

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 have most recently been used as an alterations shop within an E use class. The premises would be suitable for various retail and business services uses within Class E of the use classes order.

EPC

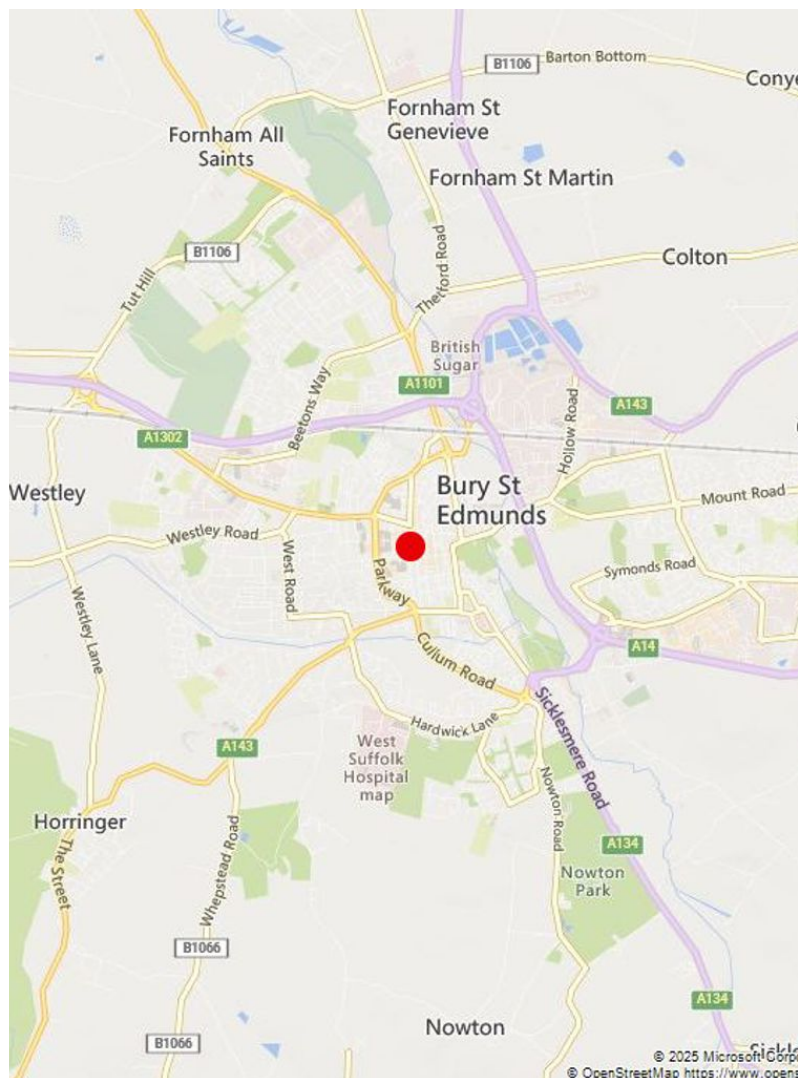
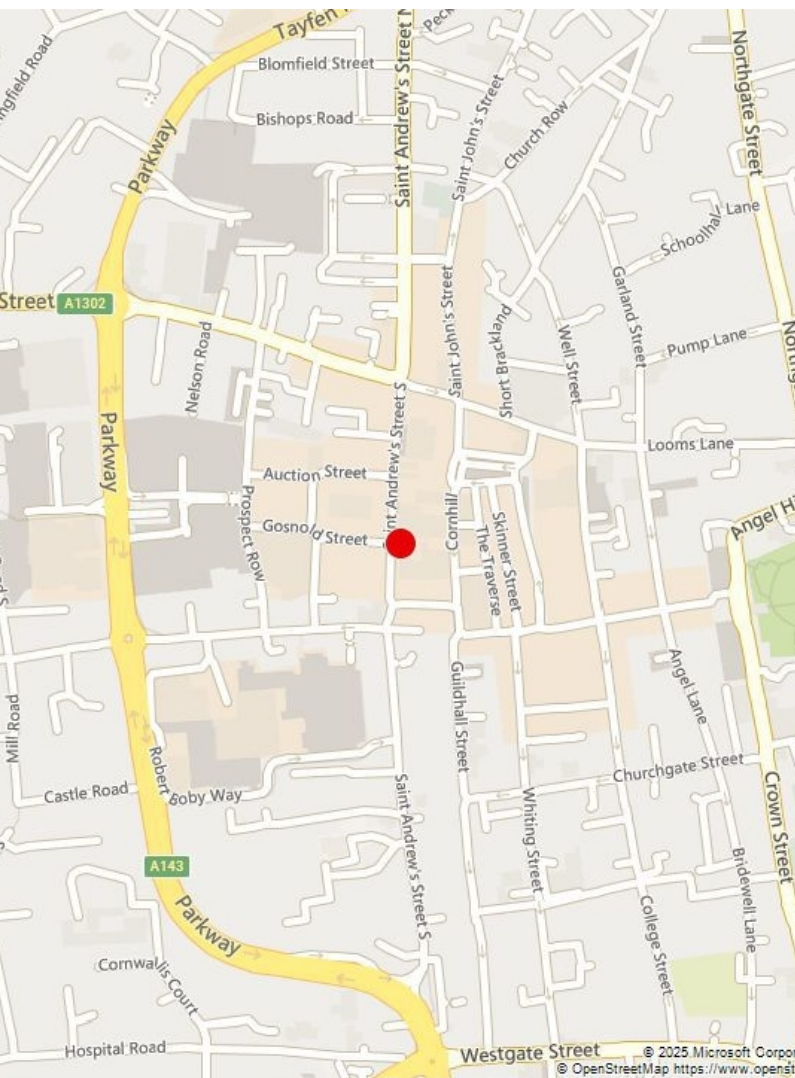
The EPC rating is to be confirmed.



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Viewing & Further Information

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