

Town Centre Office / Business Space - TO LET

3 Woolhall Street, Bury St. Edmunds, IP33 1LA

Merrifields



Size: 216 Sq Ft

Located on First Floor of period building

3 minute walk from Bury St Edmunds market

NIA of approximately 216 sq ft

Suitable for office or other commercial uses STPP

Available TO LET immediately



Description

The office / commercial space is located on the first floor of a refurbished period building on Woolhall Street in Bury St Edmunds town centre. It sits above the well established Halcyon Days Skincare beauty salon which occupies the ground floor. The office is accessed from a ground floor lobby and via a shared stairwell to the First Floor.

The specification includes laminate flooring, numerous plug sockets, individually controlled air conditioning and heating. There is a water supply into the office. The unit has access to a shared WC's on the Second floor.

The office is available on a new lease on terms to be agreed.

Accommodation

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

Total	216 Sq Ft	20.07 Sq M
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Availability

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

Rent

£292 per month exclusive

VAT

Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Business Rates

The rateable value is £3,450 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 but the ingoing tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The property previously had planning permission for B1 use.

This would now sit with the E use class.

EPC

The EPC rating is to be confirmed

Merrifields

Viewing & Further Information

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