

Town Centre Retail Opportunity - TO LET

43-45 Churchgate Street, Bury St Edmunds, Suffolk, IP33 1RG

Merrifields



Size: 1,711 Sq Ft

Located in the centre of Bury St Edmunds


Wide shop front with full height glazing


Open plan floor space of approximately 1,711 sq ft

Suitable for hairdressing or other retail and E class uses.

Available TO LET on terms to be agreed

 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

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

Description

43 -45 Churchgate Street is located in the heart of the medieval grid of Bury St Edmunds town centre.

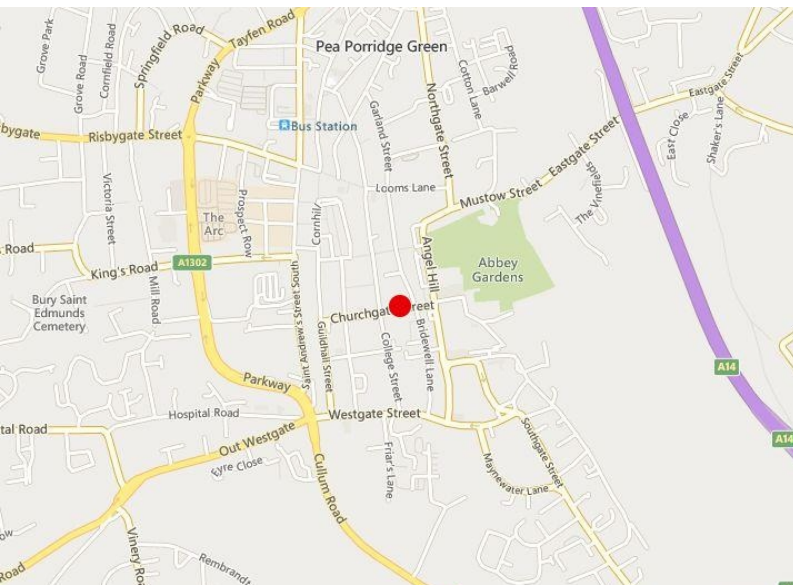
The property comprises a ground floor predominately open plan retail space currently layed out as a hairdressing salon. The premises have most recently been used as a hairdressing salon but could also be used for retail or professional services uses within an E use class (STPP).

Neighbouring occupiers include restaurants, a public house and hairdressers.

Accommodation

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

Total	1,711 Sq Ft	158.95 Sq M
-------	-------------	-------------



Availability

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

Rent

£29,500 per annum exclusive.

VAT

The premises are not opted for VAT.

Business Rates

The rateable value is £19,500 (2023).

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 premises have most recently been used as a hairdressing salon within an E use class. The premises are suitable for a variety of commercial, business and service uses within class E of the use classes order including retail, professional services and café uses (STPP).

EPC

The EPC rating is D (88).

Viewing & Further Information

Rowan Mason

01284 700700

rowan@merrifields.co.uk

Mark Kohler

01284 700700

mark@merrifields.co.uk

REF: A0691 / 28.02.24

Merrifields for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Merrifields has any authority to make or give any representation or warranty whatsoever in relation to this property.