

Town Centre Office - To Let or For Sale

18 & 19 Guildhall Street, Bury St. Edmunds, Suffolk, IP33 1QD

Merrifields



Size: 3,367 Sq Ft

Town Centre office building

Located on Guildhall Street

Suitable for office and other commercial uses STPP

Two floors of offices plus basement storage

Available To Let or For Sale 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

Office building located on Guildhall Street in Bury St Edmunds Town Centre. The terrace office building is grade II listed with a glazed shop front. The building provides cellular office accommodation over three floors. On the ground floor there are some large open plan office rooms with a WC. On the First floor there are further cellular offices, a kitchen and a bathroom. The basement provides good storage space.

Accommodation

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

Total	312.79 Sq M	3,367 Sq Ft
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Availability

The property is available To Let or For Sale on terms to be agreed.

Rent

£42,500 per annum exclusive.

Price

Guide Price of £550,000 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 £24,750 (2023).

Service Charge

None.

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 are suitable for a variety of commercial, business and service uses within class E of the use classes order including office and professional services use. The building is grade II listed. An overage clause will be included for any future residential use.

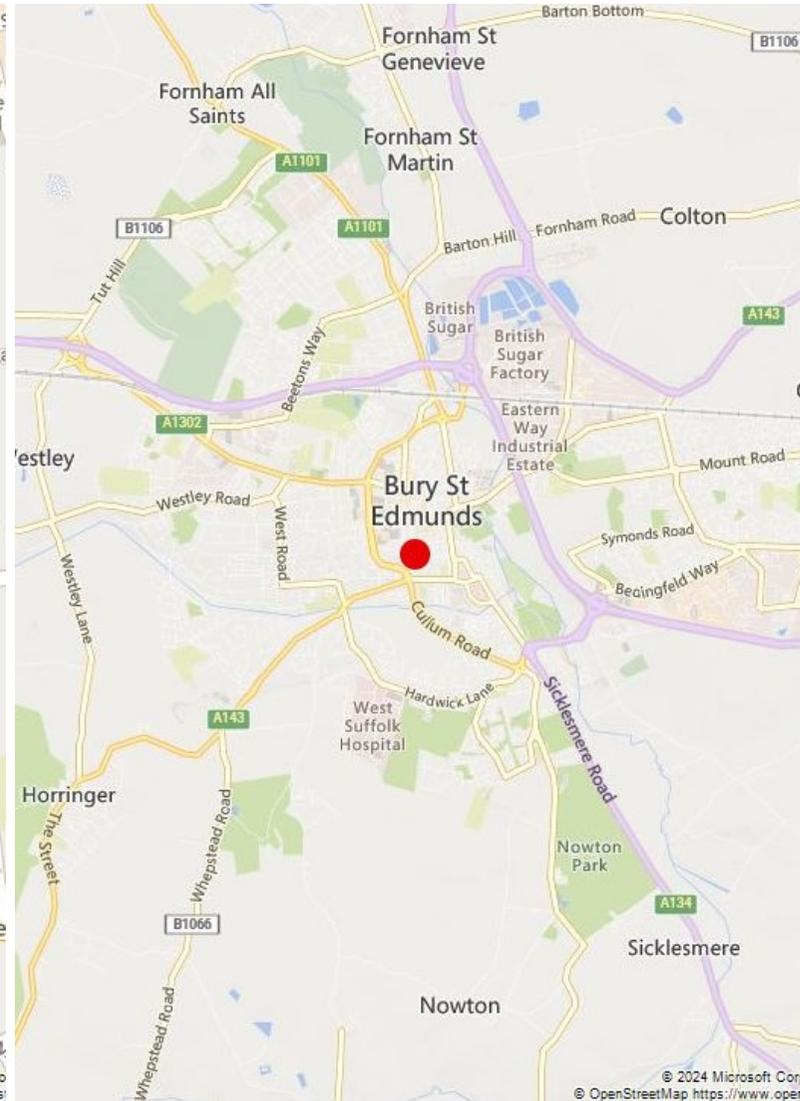
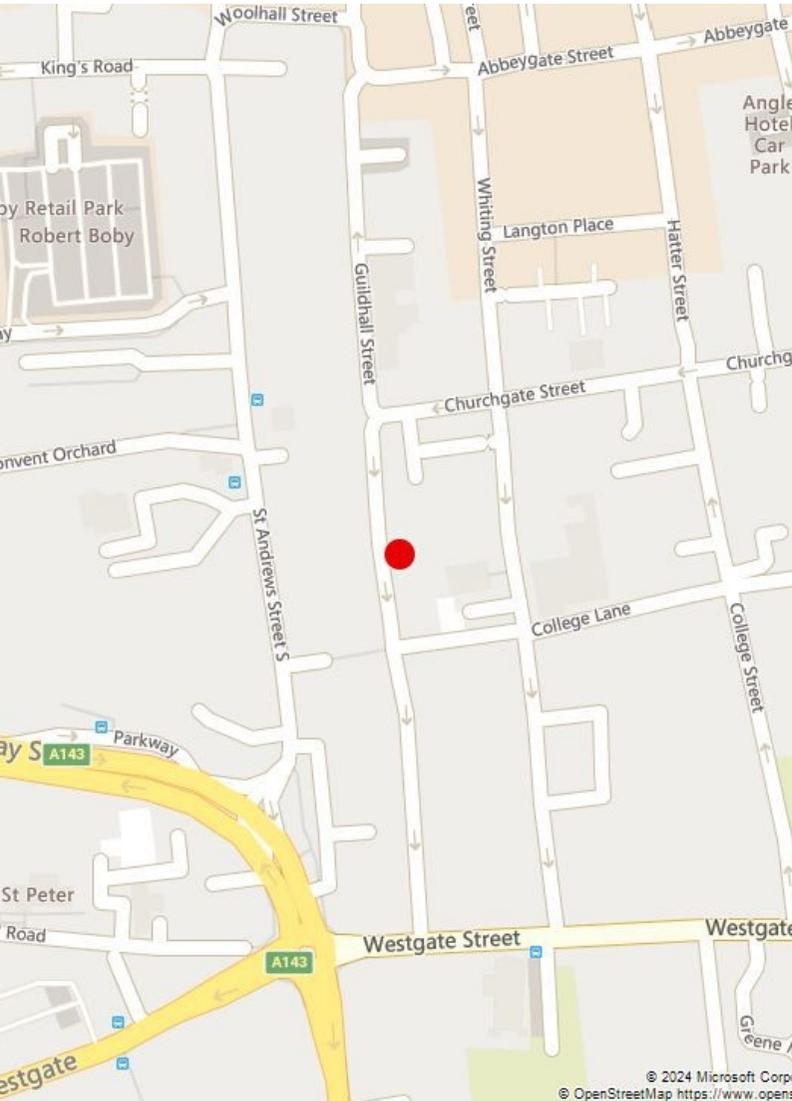
EPC

The EPC rating is D (89).



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Viewing & Further Information

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REF: A0733 / 01.04.25

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