

# Town Centre Retail Premises - TO LET

61 Abbeygate Street, Bury St Edmunds, Suffolk

## Merrifields



Size: 1,359 Sq Ft

Prominent position at top of Abbeygate Street

Adjacent to Wetherspoons and Damson & Wilde

Ground floor sales of approximately 839 sq ft

Suitable for E use class (STPP)

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

The property occupies an excellent position at the upper end of Abbeygate Street in the centre of Bury St Edmunds.

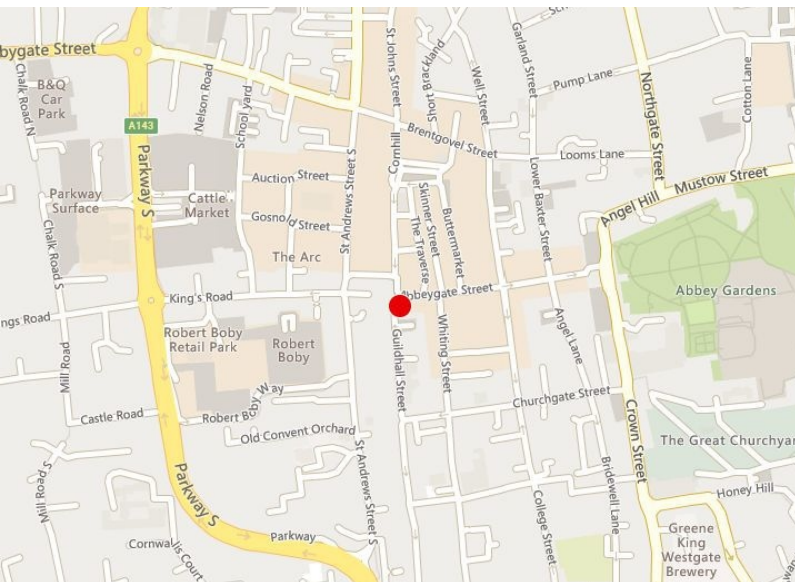
The retail pitch benefits from a traditional shop front in a good footfall location. Neighbouring retailers include: Wetherspoons, Damson & Wilde and Wrights.

There is a ground floor sales area with kitchenette and WC facilities to the rear. The premises also has a useful basement.

## Accommodation

The property has been measured to produce the following approximate NIAs:

Ground Floor	839 Sq Ft	77.94 Sq M
Basement	520 Sq Ft	48.31 Sq M
Total	1,359 Sq Ft	126.25 Sq M



## Availability

The property is available TO LET from January 2025.

## Rent

£22,500 per annum exclusive.

## VAT

The premises are not opted for VAT.

## Business Rates

The Rateable Value is £19,750 (2023).

## Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge.

## Use & Planning

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 cafe use. Interested parties should make their own enquiries to the local planning authority for their proposed use.

## EPC

The EPC rating is C (70).

## Viewing & Further Information

Max Ellis

01284 700700

max@merrifields.co.uk

Mark Kohler

01284 700700

mark@merrifields.co.uk

REF: A0734 / 18.06.25

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.