

Roadside Retail/Leisure Premises - TO LET

Retail Warehouse (Former Co-Op), Mildenhall Road, Bury St Edmunds, Suffolk, IP32 6EN

Merrifields



Size: 21,526 Sq Ft

Located on Mildenhall Road on the outskirts of Bury St Edmunds


Large open plan retailing space


Parking and loading areas

Suitable for Retail, Leisure and Storage uses 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 is situated on Mildenhall Road on the outskirts of Bury St Edmunds within 1 mile of the new Marham Park residential development and approximately 1.1 miles from J43 of the A14. Nearby occupiers of the subject property include; UPS, Mikzan, Mercedes Benz, Volkswagen and David Lloyd.

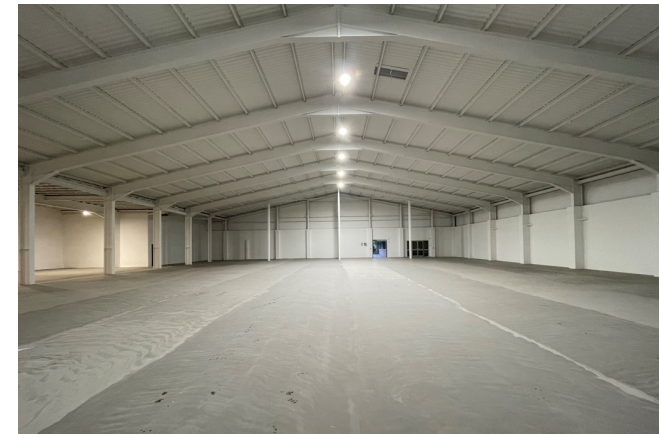
The property provides an open plan retail/warehouse space with ancillary storage areas which could alternatively be turned into additional retailing accommodation.

The specification includes goods loading and pedestrian door access, a concrete floor and WC facilities. The property has been recently refurbished to provide a shell ready for an occupiers fit out.

Accommodation

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

Total	1,999.77 Sq M	21,526 Sq Ft
-------	---------------	--------------



Availability

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

Rent

£170,000 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is to be confirmed.

Service Charge

None.

Costs

Each party will bear their own legal costs.

Use & Planning

The premises have most recently been used for retail under an E use class. The property may be suitable for light industrial or storage and distribution uses subject to obtaining the necessary consents. Interested parties should make their own enquiries to the local planning authority for their proposed use.

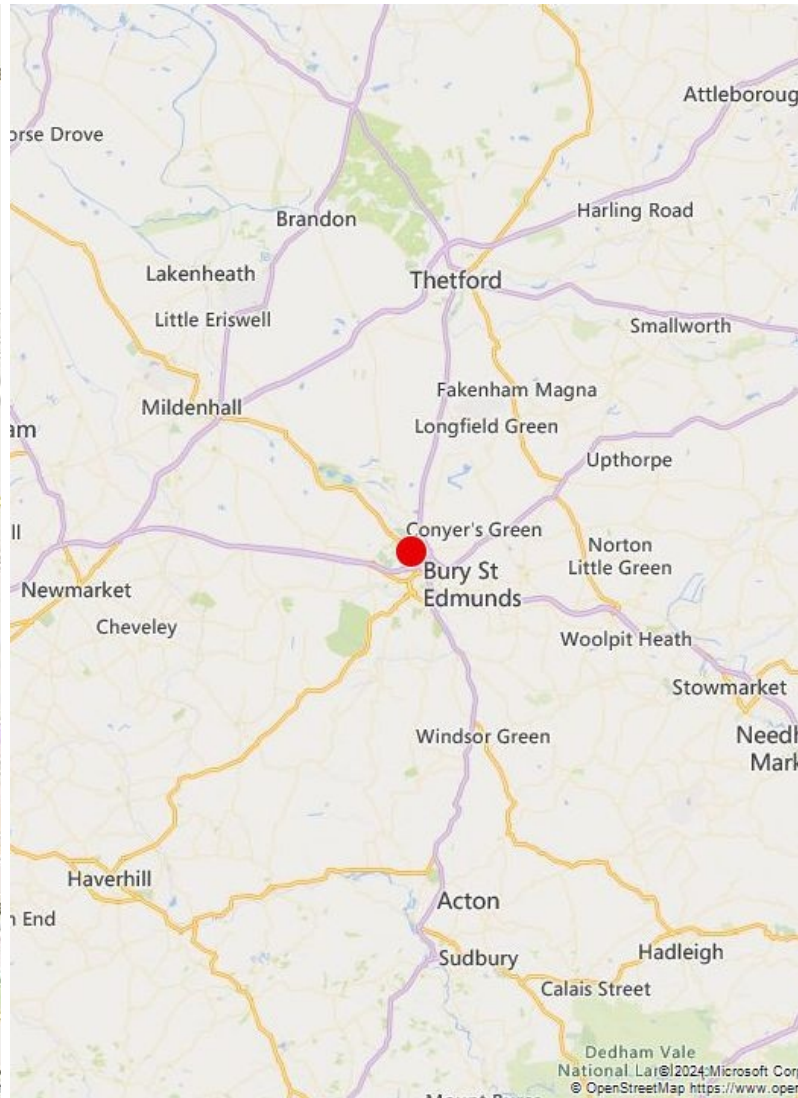
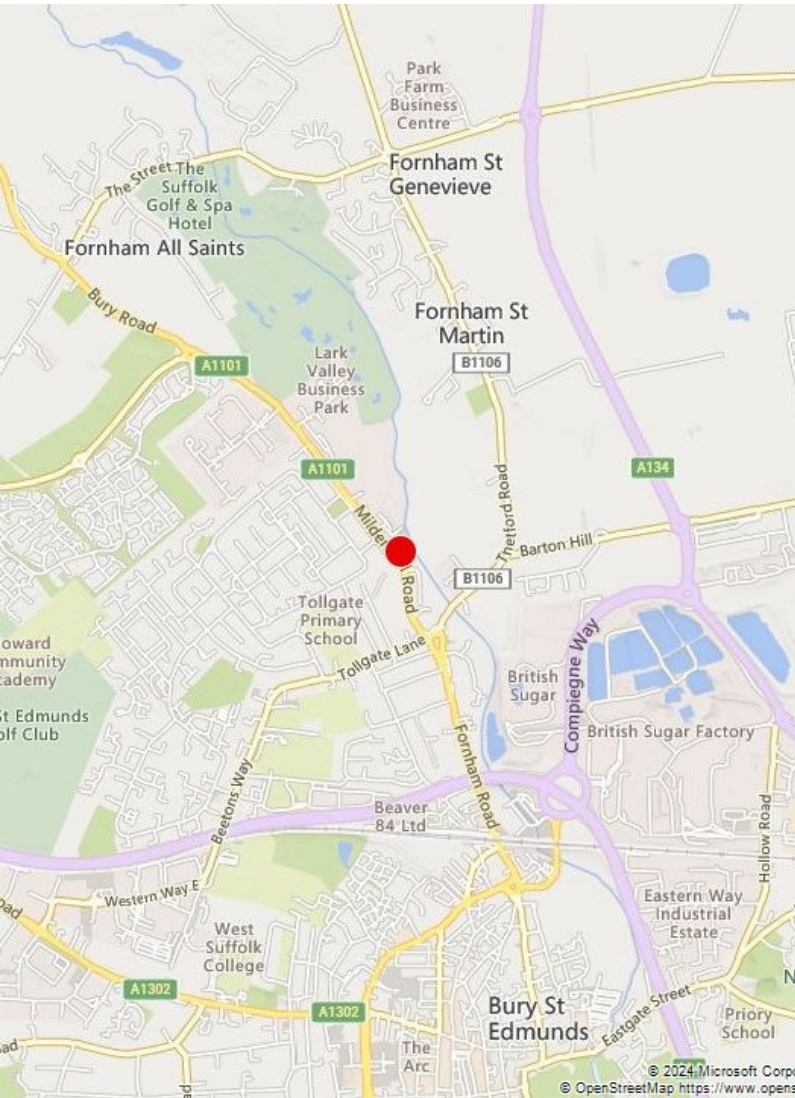
EPC

The EPC rating is to be confirmed.



Roadside Retail/Leisure Premises - TO LET

Retail Warehouse (Former Co-Op), Mildenhall Road, Bury St Edmunds, Suffolk, IP32 6EN



Viewing & Further Information

Mark Kohler

01284 700700

mark@merrifields.co.uk

Rowan Mason

01284 700700

rowan@merrifields.co.uk

REF: A0752 / 09.01.25

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.