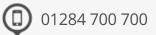
Town Centre Shop - To Let

72 Whiting Street, Bury St. Edmunds, Suffolk, IP33 1NR

Merrifields







info@merrifields.co.uk

www.merrifields.co.uk

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

Description

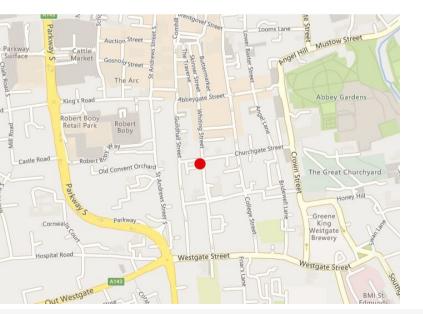
The property is situated on Whiting Street, within the medieval grid in the centre of Bury St Edmunds. Neighboring occupiers include Merrifields, Farthings Dry Cleaners and The Masons Arms.

The premises benefits from a traditional shop front, the ground floor sales area is tiled with inset spotlighting. There is a tea point and WC to the rear. The premises also has the use of one parking space in the rear car park.

Accommodation

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

Total	432 Sq Ft	40.13 Sq M	
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Availability

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

Rent

£13,500 per annum 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 £9,600.00 (2023). 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.

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 and professional services use.

EPC

The EPC rating is C (57).

Merrifields

Viewing & Further Information

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REF: A0759 / 21.11.24

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