

## Town Centre Shop - To Let

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

# Merrifields



Size: 432 Sq Ft

Retail area with ancillary areas


Located within the medieval grid


Attractive traditional shop front

Suitable for retail and professional services within E use class

Available to LET on terms to be agreed

 01284 700 700

 [info@merrifields.co.uk](mailto:info@merrifields.co.uk)

 [www.merrifields.co.uk](http://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
-------	-----------	------------

## 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).

## Viewing & Further Information

### Mr Brendan Watson

01284 700700

brendan@merrifields.co.uk

### Mark Kohler

01284 700700

mark@merrifields.co.uk

REF: A0759 / 21.11.24

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.

