

Prominent Retail/Business Premises - TO LET

4 Northgate Street, Bury St. Edmunds, Suffolk, IP33 1HG

Merrifields



Size: 3,458 Sq Ft

Located on Northgate Street in Bury St Edmunds town centre

Arranged over ground and first floors


Close to public car parks and local amenities


Suitable for Retail and Professional Services uses within E use Class

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

4 Northgate Street is located in a prominent position in the town centre of Bury St Edmunds close to the abbey gardens, angel hill and public car parks. The premises comprises a former chapel which has adapted to provide flexible business space across ground and first floors.

The ground floor, accessed via a stepped access from the public highway, is arranged into multiple spaces with reception, treatment/office areas and WC facilities. The first floor which is accessed via 2 staircases at the front and rear of the building, again is laid out in modular fashion in addition to the benefit of a larger open plan retailing/business space at the front of the building. Also located on the first floor are ancillary staff kitchen, kitchen and WC facilities.

The specification throughout the building includes carpet and laminate flooring, decorated walls, a mix of spot and pendant lighting, gas central heating and air cooling/heating.

Accommodation

The property has been measured to produce the following approximate NIA(s):

Ground Floor	158.21 Sq M	1,703 Sq Ft
First Floor	163.04 Sq M	1,755 Sq Ft
Total	321.25 Sq M	3,458 Sq Ft



Availability

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

Rent

£36,000 per annum exclusive.

VAT

The premises are not opted for VAT.

Business Rates

The rateable value is £34,000 (2023).

Service Charge

None.

Costs

Each party will bear their own legal costs but the incoming 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 retail, professional services and cafe use.

EPC

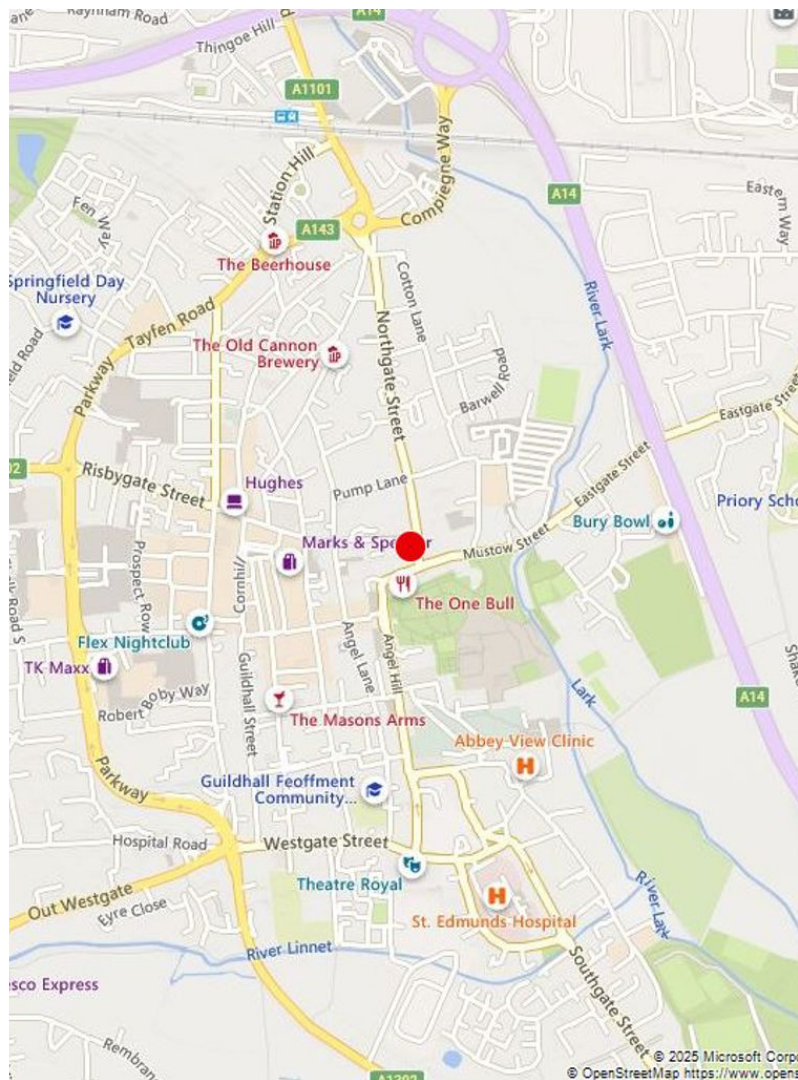
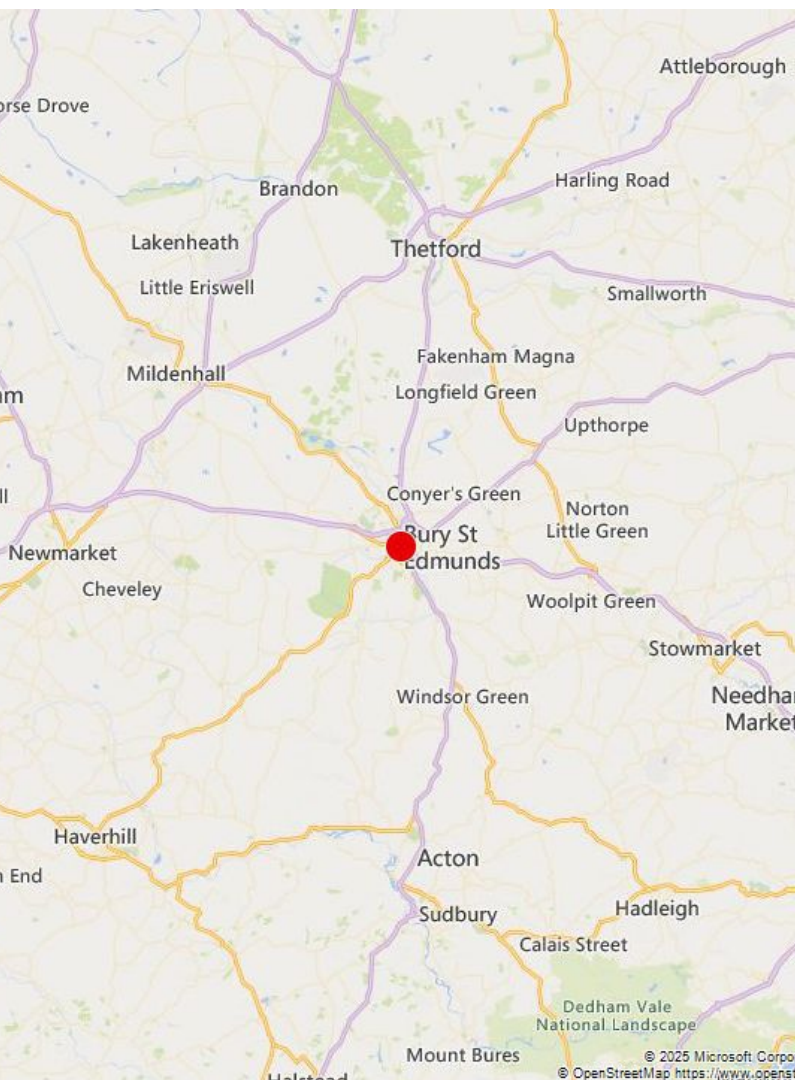
The EPC rating & score is D (88).



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Viewing & Further Information

Max Ellis

01284 700700

max@merrifields.co.uk

Mark Kohler

01284 700700

mark@merrifields.co.uk

REF: A000850 / 17.09.25

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