

Town Centre Office - To Let or For Sale

84 Whiting Street, Bury St. Edmunds, Suffolk, IP33 1NX

Merrifields



Size: 2,276 Sq Ft

Town Centre office building

Located on Whiting Street

Suitable for office and other commercial uses STPP

Three floors of offices plus basement storage

Available To Let or For Sale on terms to be agreed

 01284 700 700

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

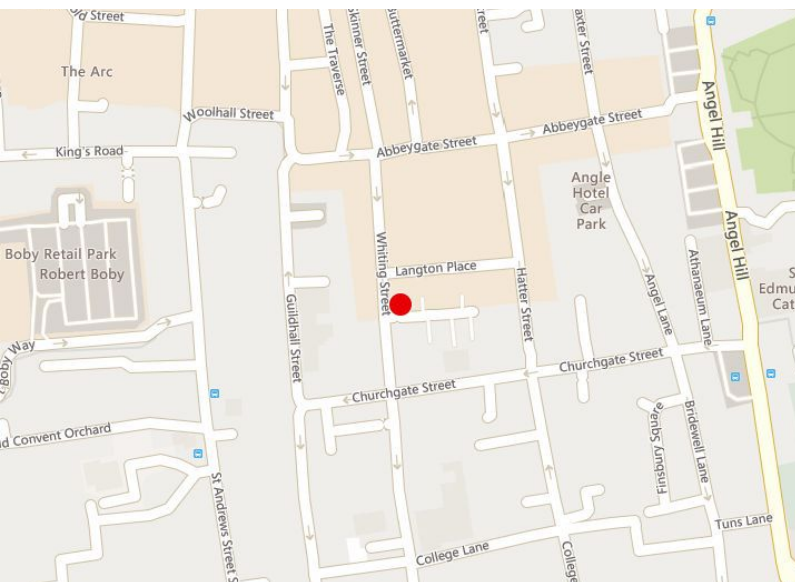
Description

Office building located on Whiting Street in Bury St Edmunds Town Centre. The terrace office building is grade II listed and provides cellular office accommodation over three floors. On the ground floor there are rooms off a central corridor with a rear extension providing further offices as well as kitchen and WC's. The upper floors provide further cellular offices.

Accommodation

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

Total	2,276 Sq Ft	211.44 Sq M
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Availability

The property is available TO LET or FOR SALE on terms to be agreed

Rent

£32,500 per annum exclusive

Price

Guide Price of £400,000 exclusive

VAT

The premises are not opted for VAT.

Business Rates

The rateable value is £23,500 (2023).

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 office and professional services use. The building is grade II listed. An overage clause will be included for any future residential use.

EPC

EPC rating is E (116).

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Viewing & Further Information

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REF: A0762 / 27.09.24

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