

## Town Centre Retail Unit - TO LET

1, Baxter Court, High Baxter Street, Bury St. Edmunds, Suffolk, IP33 1ES

# Merrifields



Size: 314 Sq Ft

Located off Abbeygate Street


Approximate Net Internal Area of 314 sq ft


Adjacent to Thurlow Champness

Suitable for retail and professional services uses (STPP)

Available To Let on a new lease on terms to be agreed

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

## Description

1 Baxter Court is a town centre shop located on High Baxter Street just off the prime retailing area of Abbeygate Street in Bury St Edmunds town centre.

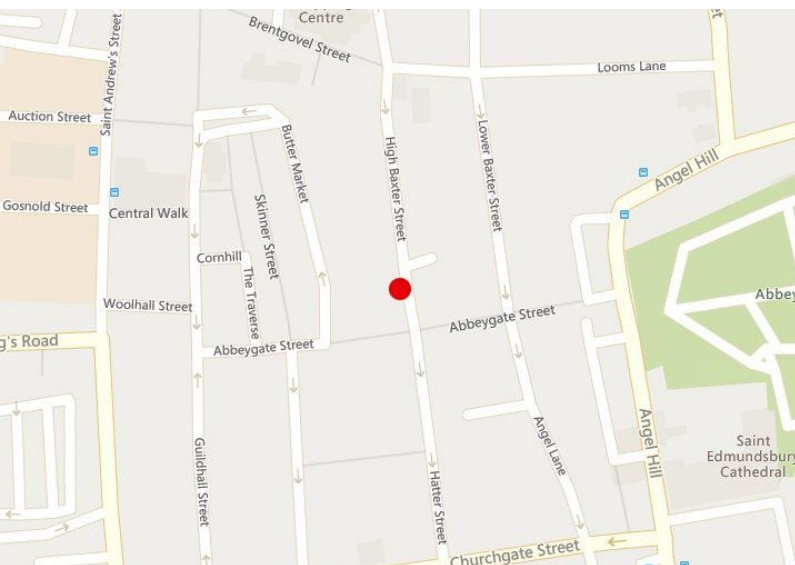
The property provides open plan retailing space and further benefits from air cooling, electric heating and use of shared cloakrooms.

The shop is ideally suited to a small retail or professional services type operator.

## Accommodation

The property has been measured to produce the following Approximate NIAs:

Total	29.17 Sq M	314 Sq Ft
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## Availability

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

## Rent

£8,750 per annum exclusive.

## VAT

The premises are opted for VAT.

## Business Rates

The rateable value is £10,250 (2017).  
Small business rates relief may be available.

## Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge. The tenant will also pay an annual management charge equal to 5% of the annual rent exclusive.

## Costs

Each party will bear their own legal costs but the ingoing tenant will pay any abortive costs incurred by the landlord.

## Use & Planning

The property has been previously used for retail use with Class E. The premises may be suitable for Retail and Professional Service type uses (STPP).

## EPC

The EPC rating is C (65).

# Merrifields

## Viewing & Further Information

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REF: A0428 / 04.08.21

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