

Boutique Roadside Shop - TO LET

69 Out Northgate, Bury St. Edmunds, Suffolk, IP33 1JQ

Merrifields



Size: 448 Sq Ft

Located on the edge of Bury St Edmunds town centre


Open plan retailing space with storage


Roadside signage opportunities

Suitable for retail and professional services uses

Available TO LET on terms to be agreed

 01284 700 700

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

Description

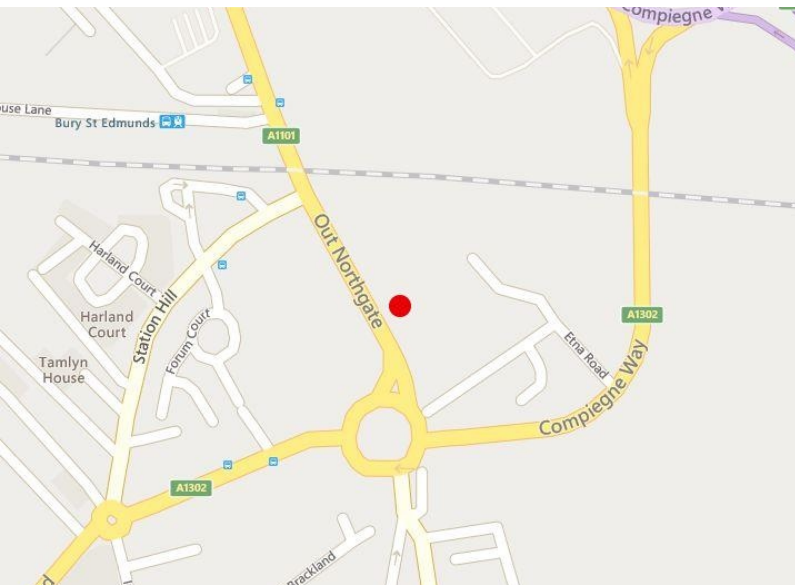
69 Out Northgate Street is a roadside retail premises located on the outskirts of Bury St Edmunds town centre and a short distance from junction 43 of the A14.

The premises has an open plan sales area immediately at the entrance with further retail or storage space to the rear as well as a WC. The shop benefits from LED lighting, laminate flooring, display window and air conditioning.

Accommodation

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

Total	448 Sq Ft	41.62 Sq M
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Availability

The property is available TO LET on terms to be agreed subject to the surrender of an existing lease.

Rent

£8,000 per annum exclusive.

VAT

The premises are not opted for VAT.

Business Rates

The rateable value is £5,400 (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 but the ingoing 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, retail and professional services uses.

EPC

The EPC rating is C (72).

Viewing & Further Information

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REF: A0730 / 24.07.24

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