

Town Centre Bar Opportunity - To Let

The Stillery Gin Bar 3 Short Brackland, Bury St Edmunds, IP33 1EL

Merrifields



Size: 846 Sq Ft

Unique bar opportunity

Located in centre of Bury St Edmunds

Open plan flexible business space

Suitable for Bar or similar uses STPP

Available To Let from mid-May 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

Bar opportunity in the centre of Bury St Edmunds. Located off Short Brackland in Bury st Edmunds Town centre. The first floor space has an open plan bar areas with, preparation area, Bar and Male and Female WC's. The Bar is uniquely accessed via a discreet entrance door with coded access.

Accommodation

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

Total	846 Sq Ft	78.59 Sq M
-------	-----------	------------

Availability

The property is available TO LET from mid-May on terms to be agreed.

Fixtures and fittings not included.

Rent

£15,000 per annum exc.

VAT

The premises are not opted for VAT.

Business Rates

The rateable value is £9,100 (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 have most recently been used as a bar within a Sui Generis use class. The premises would be suitable for similar business services uses within Class E of the use classes order.

EPC

The EPC rating is C (66).

Viewing & Further Information

Max Ellis

01284 700700

max@merrifields.co.uk

Mark Kohler

01284 700700

mark@merrifields.co.uk

REF: A000792 / 08.04.25

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.

