

# Boutique Town Centre Shop - TO LET

46a Abbeygate Street, Bury St Edmunds, Suffolk, IP33 1LB

# Merrifields



Size: 538 Sq Ft

Located on Abbeygate Street


Prime retailing position in high footfall location


Adjacent to both independent and national retailers

Suitable for retail and professional services uses

Available TO LET on terms to be agreed

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

## Description

The property occupies an excellent prime retail position on Abbeygate Street in the centre of Bury St Edmunds.

The shop benefits from a traditional shop front in a high footfall location. Neighbouring occupiers include: Romark Jewellers, Anna, White Stuff, and Dipples.

There is an attractive shop front with a recessed entrance door leading to an open plan sales area. There is further retailing space to the rear of the shop with a storage area, kitchenette and W.C. to the rear.

## Accommodation

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

Total	538 Sq Ft	49.98 Sq M
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## Availability

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

## Rent

£18,000 per annum exclusive.

## VAT

The premises are not opted for VAT.

## Business Rates

The rateable value is £16,250 (2023).

## 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 retail, professional services and cafe use. The property is Grade II listed.

## EPC

The EPC rating is to be confirmed.

## Viewing & Further Information

Mark Kohler

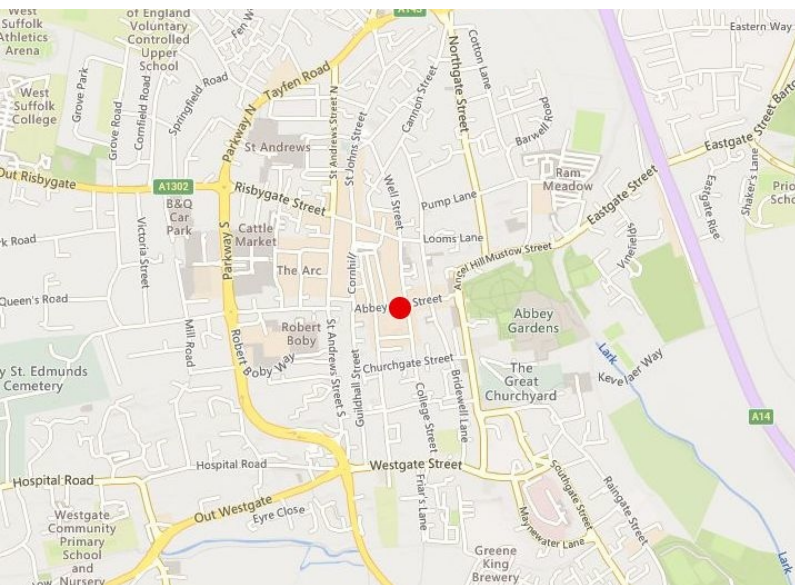
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