

# Unique Retail Opportunity - To Let

44 Abbeygate Street, Bury St Edmunds, IP33 1LW

# Merrifields



Size: 942 Sq Ft

Attractive retail premises in Bury St Edmunds


Located on the Busy Abbeygate Street


Unique return frontage with large high level window displays

Suitable for retail uses

Available immediately 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

Unique and attractive retail opportunity located on Abbeygate Street in Bury St Edmunds Town Centre. The red brick building provides retail space over two floors off a an entrance lobby and stairwell. The retail spaces have high ceilings and traditional features providing a unique retailing space. The property also includes some storage areas and WC's.

## Accommodation

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

Upper Ground Retail	32.61 Sq M	351 Sq Ft
Basement Retail	32.14 Sq M	346 Sq Ft
Ancillary	22.76 Sq M	245 Sq Ft
Total	87.51 Sq M	942 Sq Ft





## Availability

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

## Rent

£25,000 per annum exclusive

## VAT

The premises are opted for VAT.

## Business Rates

The rateable value is £22,250 (2023)

## Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge.

## Costs

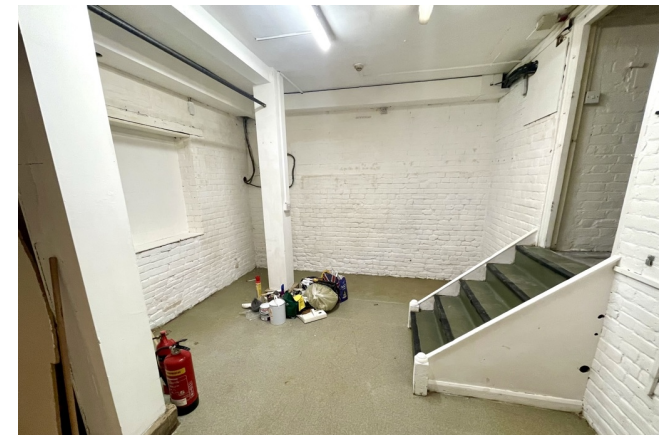
Each party will bear their own legal costs but the ingoing tenant will pay any abortive costs incurred by the landlord.

## Use & Planning

The premises are suitable for a variety of retail and service uses within class E of the use classes order including retail, professional services use. Restaurant uses will not be permitted. The property is Grade II listed.

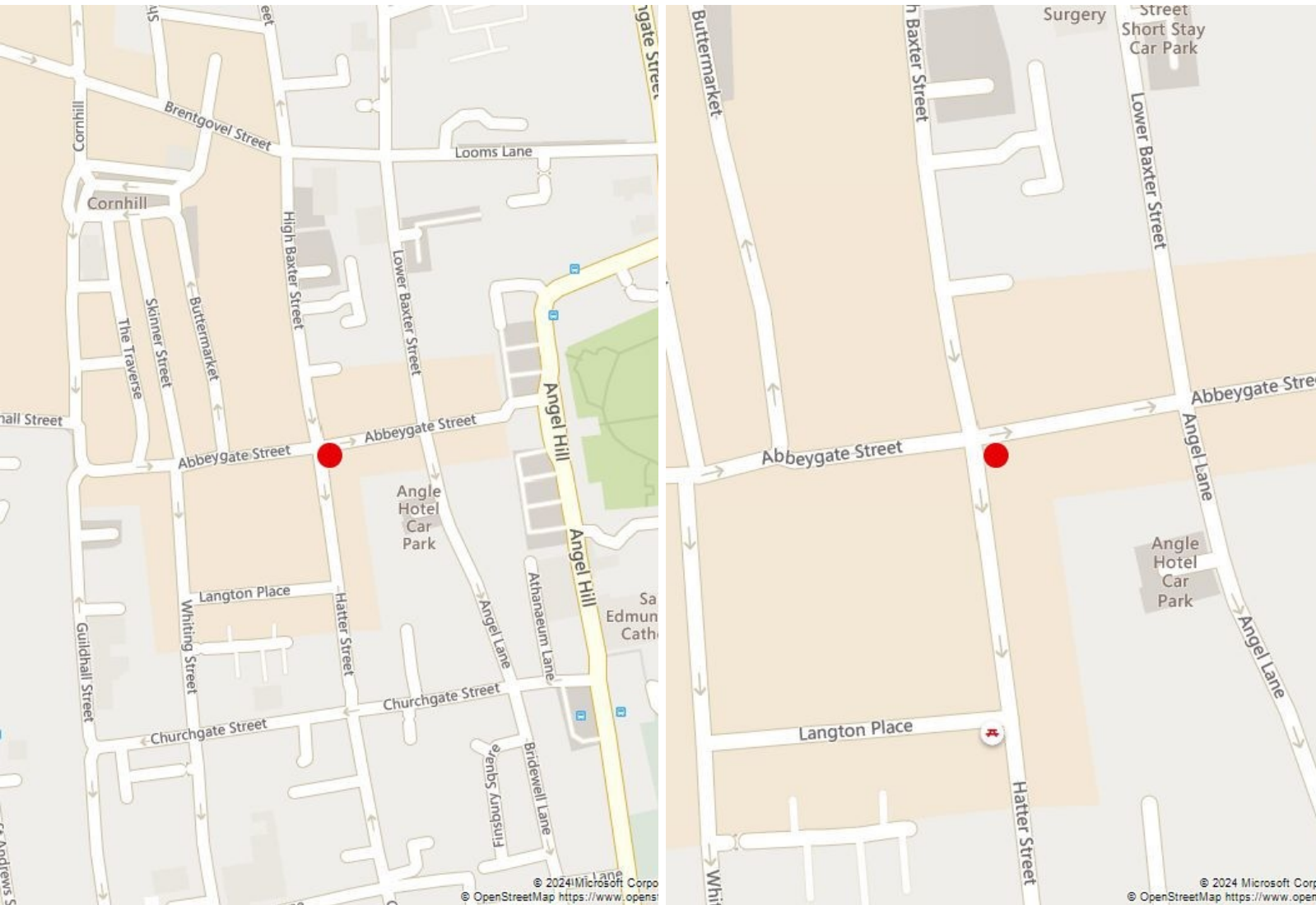
## EPC

The EPC rating is B (34).



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### Viewing & Further Information

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