

# Town Centre Office - To Let or For Sale

84 Whiting Street, Bury St. Edmunds, Suffolk, IP33 1NX

# Merrifields



Size: 2,276 Sq Ft

Town Centre office building


Located on Whiting Street


Suitable for office and other commercial uses STPP

Three floors of offices plus basement storage

Available To Let or For Sale on terms to be agreed

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

## Description

Office building located on Whiting Street in Bury St Edmunds Town Centre. The terrace office building is grade II listed and provides cellular office accommodation over three floors. On the ground floor there are rooms off a central corridor with a rear extension providing further offices as well as kitchen and WC's. The upper floors provide further cellular offices.

## Accommodation

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

Total	2,276 Sq Ft	211.44 Sq M
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## Availability

The property is available TO LET or FOR SALE on terms to be agreed

## Rent

£32,500 per annum exclusive

## Price

Guide Price of £400,000 exclusive

## VAT

The premises are not opted for VAT.

## Business Rates

The rateable value is £23,500 (2023).

## Costs

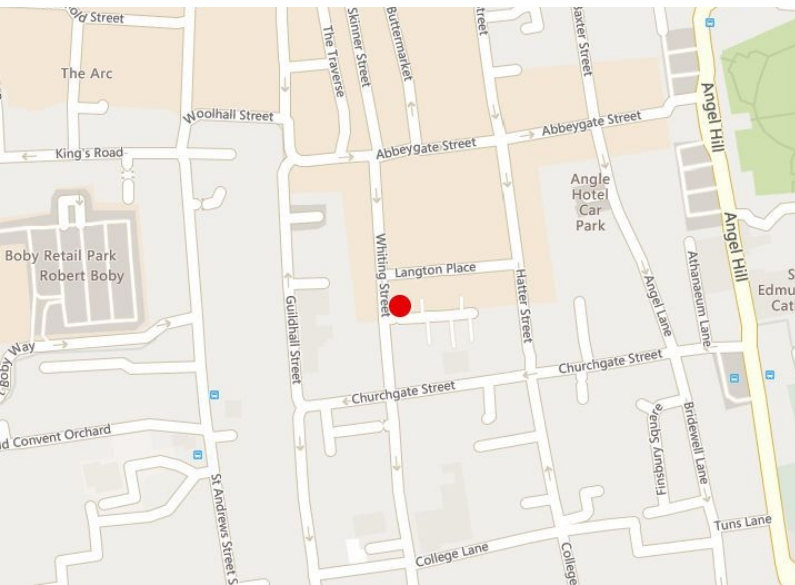
Each party will bear their own legal costs but the ingoing tenant will pay any abortive costs incurred by the landlord.

## 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 and professional services use. The building is grade II listed. An overage clause will be included for any future residential use.

## EPC

EPC rating is E (116).



## Viewing & Further Information

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REF: A0722 / 01.08.24

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