

Town Centre Retail Premises - TO LET

61 Abbeygate Street, Bury St Edmunds, Suffolk

Merrifields



Size: 1,359 Sq Ft

Prominent position at top of Abbeygate Street


Adjacent to Wetherspoons and Damson & Wilde


Ground floor sales of approximately 839 sq ft

Suitable for E use class (STPP)

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 position at the upper end of Abbeygate Street in the centre of Bury St Edmunds.

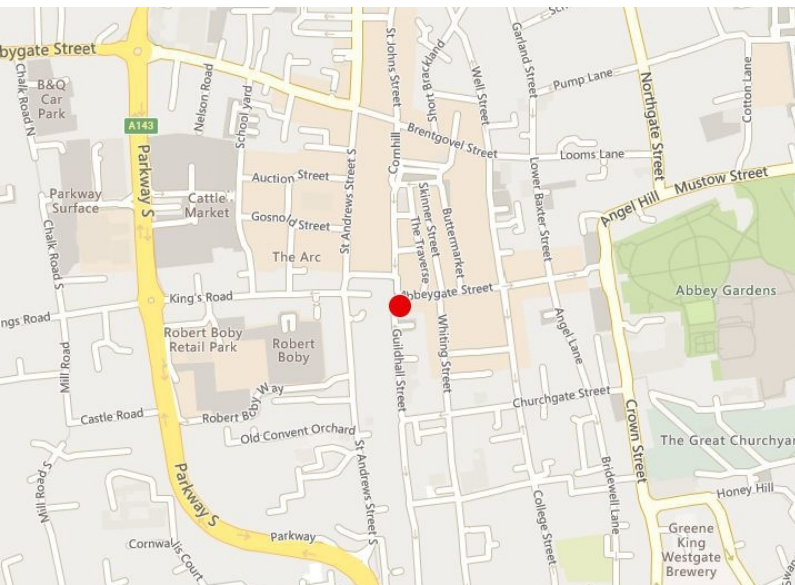
The retail pitch benefits from a traditional shop front in a good footfall location. Neighbouring retailers include: Wetherspoons, Damson & Wilde and Wrights.

There is a ground floor sales area with kitchenette and WC facilities to the rear. The premises also has a useful basement.

Accommodation

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

| | | |
|--------------|-------------|-------------|
| Ground Floor | 839 Sq Ft | 77.94 Sq M |
| Basement | 520 Sq Ft | 48.31 Sq M |
| Total | 1,359 Sq Ft | 126.25 Sq M |



Availability

The property is available TO LET from January 2025.

Rent

£22,500 per annum exclusive.

VAT

The premises are not opted for VAT.

Business Rates

The Rateable Value is £19,750 (2023).

Service Charge

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

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. Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC

The EPC rating is C (70).

Viewing & Further Information

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