

# Refurbished Retail Unit - To Let

62 Cornhill (The Traverse), Bury St Edmunds, Suffolk, IP33 1BE

# Merrifields



**Size: 950 Sq Ft**

Located in Bury St Edmunds Town Centre


Unit has been sub-divided and refurbished


Open plan sales area with frontage on The Traverse

Suitable for retail, cafe and other Business Service uses STPP

The property is available To Let immediately

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

## Description

High Street shop in Bury St Edmunds Town Centre. The retail unit provides an open plan sales area with display windows fronting The Traverse. The retail unit occupies a good retailing position in the centre of Bury St Edmunds a thriving market Town with nearby occupiers including; Bonmarche, Iceland, Ryman and Wrights Cafe.

## Accommodation

The property has been measured to produce the following approximate s:

Total	950 Sq Ft	88.26 Sq M
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## Availability

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

## Rent

£25,000 per annum exclusive.

## VAT

Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## Business Rates

The rates will be reassessed on sub-division. Please call the office for more information.

## Service Charge

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

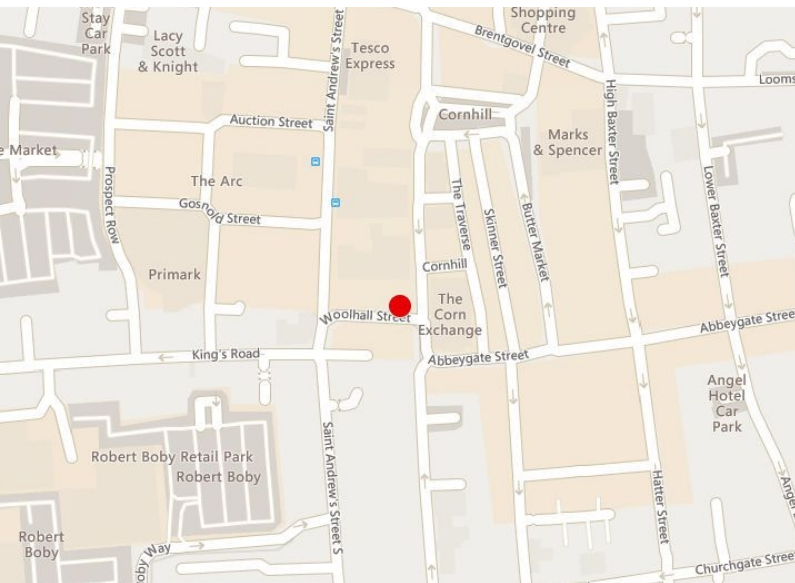
## Costs

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 STPP. The building is Grade II Listed.

## EPC



## Viewing & Further Information

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REF: A000620/2 / 28.02.25

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