

Town Centre Shop - To Let

3 St. John's Street, Bury St. Edmunds, Suffolk, IP33 1SQ

Merrifields



Size: 1,084 Sq Ft

Located in an established town centre retailing area


Ground floor sales area of approximately 813 sq ft


First floor office and storage area

Suitable for retail and professional services uses

Available TO LET on terms to be agreed

 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

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

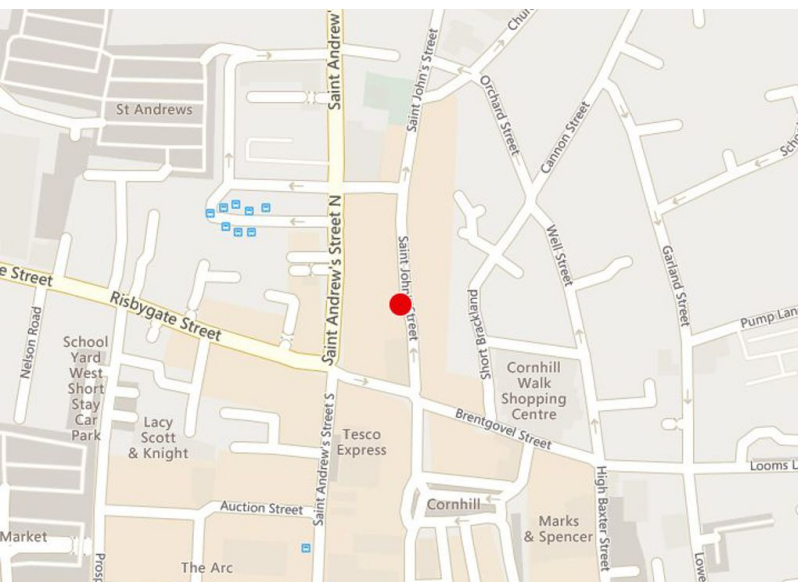
Description

A well presented retail shop located at the upper end of St John's Street in Bury St Edmunds town centre. Neighbouring occupiers include a mix of independent and regional occupiers, including Hughes Electrical, St Nicholas Hospice, Pro Cook and The Olive Grove. The accommodation includes an open plan retailing/professional services space immediately off the entrance to the shop. On the first floor there is a WC and additional ancillary space which could be utilised as office, storage or breakout space. The specification includes tiled flooring, spot lighting and a glazed frontage.

Accommodation

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

Ground Floor Retail	813 Sq Ft	75.53 Sq M
First Floor Ancillary	271.14 Sq Ft	25.19 Sq M
Total	1,084 Sq Ft	100.7 Sq M



Availability

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

Rent

£20,000 per annum.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £14,250.

Small business rates relief may be available.

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 and professional services use.

EPC

The EPC rating is D (78).

Merrifields

Viewing & Further Information

Max Ellis

01284 700700

max@merrifields.co.uk

Mark Kohler

01284 700700

mark@merrifields.co.uk

REF: A000817 / 18.06.25

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