

## Town Centre Shop - To Let

2 Baxter Court High Baxter Street, Bury St. Edmunds, Suffolk, IP33 1ES

# Merrifields



Size: 196 Sq Ft

Located off Abbeygate Street

Available on a new lease on terms to be agreed


Approximate Net Internal Area of 196 sq ft


Suitable for Retail and Professional Services uses (STPP)

Adjacent to Dipples Jewellers



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

## Description

2 Baxter Court is located on High Baxter Street just off the prime retailing street, Abbeygate Street, in Bury St Edmunds.

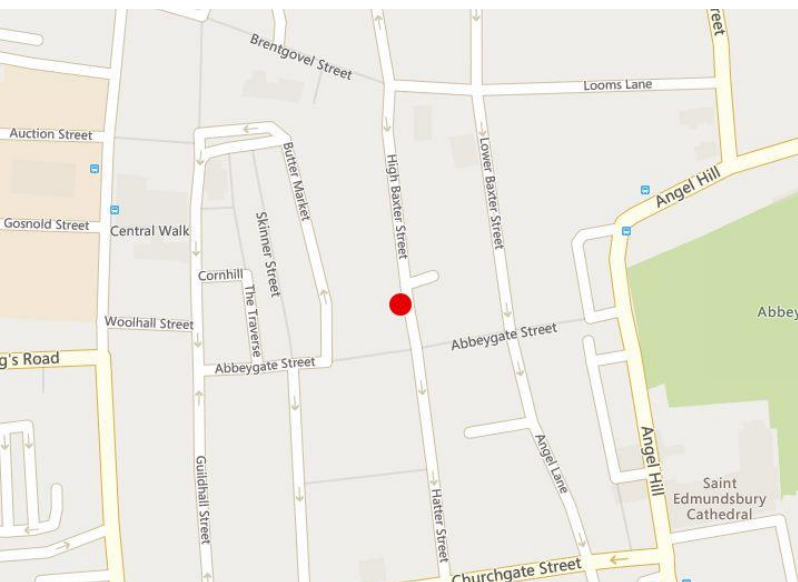
The property is ideally suited to a small retail or professional services type operator. The shop benefits from sub metered water supply and shared W.C facilities.

The property is available on a new lease on terms to be agreed.

## Accommodation

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

Total	196 Sq Ft	18.21 Sq M
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## Availability

The property is available for lease on terms to be agreed.

## Rent

£7,000 per annum exclusive.

## VAT

The premises are opted for VAT.

## Business Rates

The Rateable Value is £5,500 (2023). Small Business Rate Relief may be available.

## Service Charge

The current service charge for this unit is £1,614.33 for the year 01.04.25 to 31.03.26. This is billed quarterly. The Insurance is £182.77 per annum.

## Costs

The tenant will cover any abortive costs incurred by our client.

## Use & Planning

The property has been previously used as a coffee shop with Class E. Occupiers should make their own enquiries to the local planning authority regarding their proposed use.

## EPC

The EPC rating is C (65).

# Merrifields

## Viewing & Further Information

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REF: A000854 / 09.10.25

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