

Retail, Leisure, Commercial, Business and Service Property - TO LET

Business Unit, Mildenhall Road, Bury St Edmunds, Suffolk, IP32 6EN

Merrifields



Size: 21,526 Sq Ft

Prominently located on Mildenhall Road

Large open plan versatile space

Former retail supermarket

Suitable for alternative uses STPP

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

The property is situated on Mildenhall Road on the outskirts of Bury St Edmunds within 1 mile of the new Marham Park residential development and approximately 1.1 miles from J43 of the A14. Nearby occupiers of the subject property include; UPS, Mikzan, Mercedes Benz, Volkswagen and David Lloyd.

The property provides an open plan retail warehouse space with ancillary storage areas which could alternatively be turned into additional retailing accommodation.

The specification includes goods loading bay and pedestrian door access, concrete floor and WC facilities. The property has been refurbished to provide a shell ready for an occupiers fit out.

Accommodation

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

Total	1,999.77 Sq M	21,526 Sq Ft
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Availability

The property is available TO LET immediately.

Rent

£170,000 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £214,000 (2026)

Service Charge

None so far as we are aware.

Costs

Each party will bear their own legal costs.

Use & Planning

The property was last used as a retail supermarket within Use class E - Commercial, Business and Service. Under this use the use can switch between different types of business uses without needing to apply for planning permission. Such uses include: retail, restaurant, financial or business or service and profession services, sport and recreation, medical and health, offices, R&D and "light" industrial use. Uses which can be carried out in a residential area without detriment to its amenity.

The property may also be suitable for storage & distribution and other uses subject to obtaining planning consent.

EPC

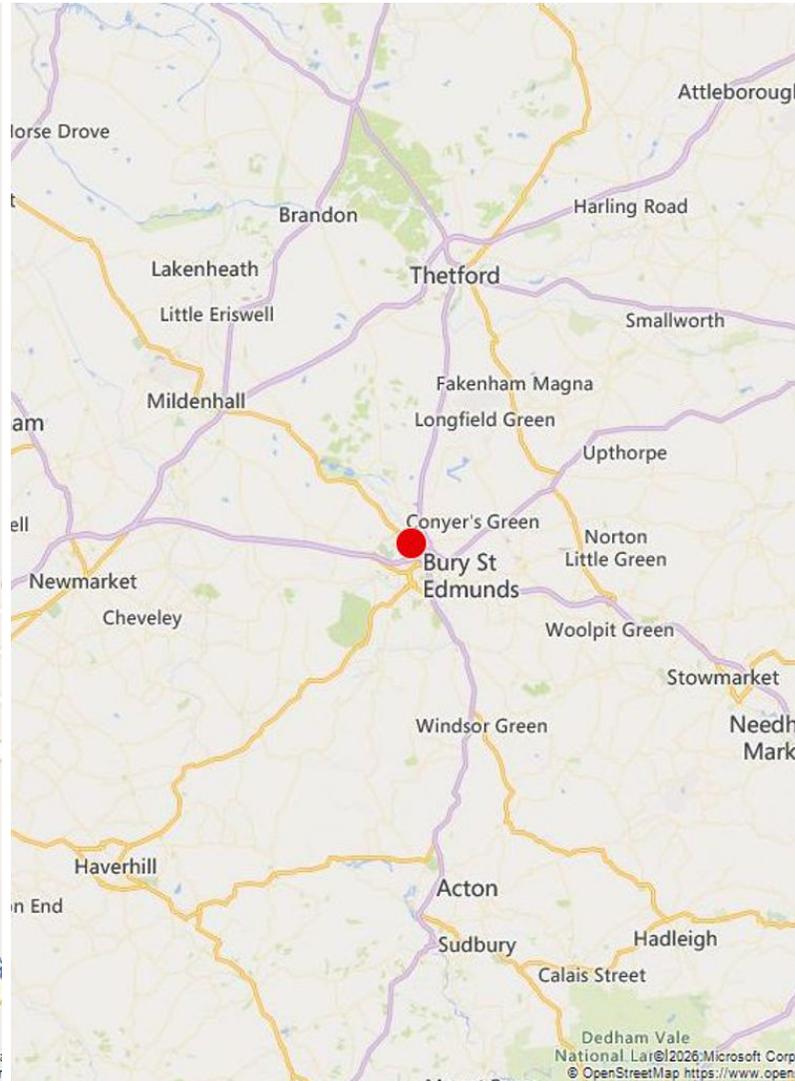
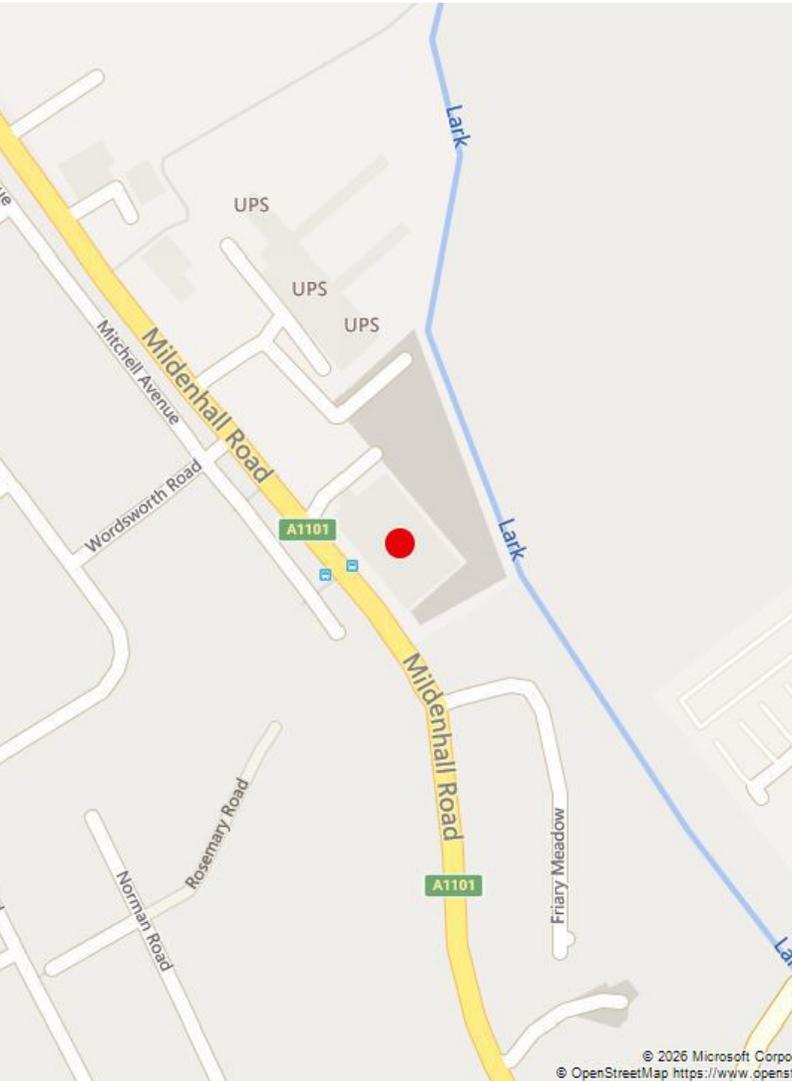
The EPC rating is D (93).



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Viewing & Further Information

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REF: A000752 / 13.03.26

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