

## Town Centre Shop - TO LET

17 Hatter Street, Bury St. Edmunds, Suffolk, IP33

# Merrifields



Size: 521 Sq Ft

Located in the Medieval Grid of Bury St Edmunds


Suitable for retail and other uses within Class E


Undergoing modern refurbishment

Grade II listed building with unique features

Available TO LET on terms to be agreed

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

## Description

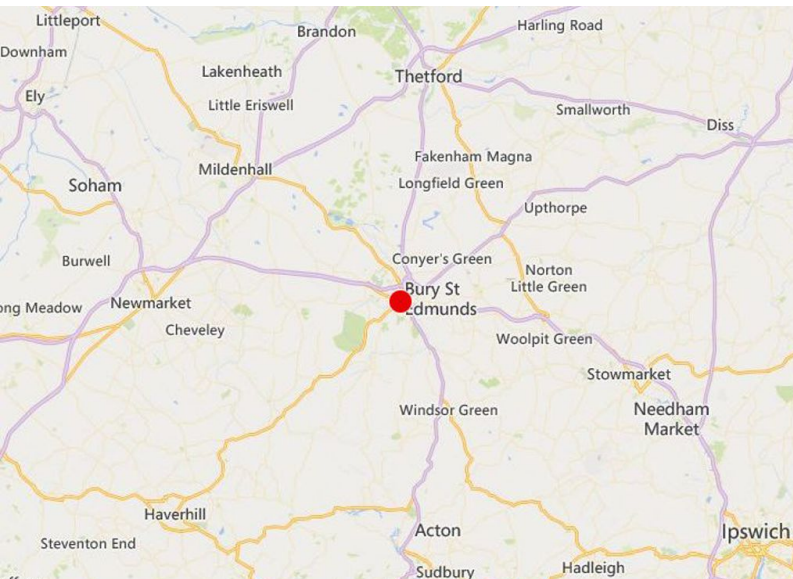
The grade II listed property is located within the medieval grid of Bury St Edmunds town centre on Hatter Street. Neighbouring occupiers include hairdressers, sandwich shops, bars, offices and estate agents.

The shop benefits from open plan retailing space in the town centre, only a 2 minute walk from Abbeygate Street. The property will further benefit from modern electric heating, spot lighting, timber panel flooring a WC and kitchenette once the refurbishment completes.

## Accommodation

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

Total	521 Sq Ft	48.4 Sq M
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## Availability

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

## Rent

£12,000 per annum exclusive.

## ITZA

£34.55 ITZA (347 sq ft).

## VAT

The property is not opted for VAT.

## Business Rates

The rateable value is £6,500 (2026).  
Small business rates relief may be available.

## 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.

## Use & Planning

The premises has planning permission for Financial and Professional Services use under planning number: SE/11/0854. The property may be suitable for alternative uses within an E Use class (STPP).

## EPC

The EPC rating is E (123).

## Viewing & Further Information

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REF: A000904 / 07.04.26

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