

Prominent Town Centre Retail/ Business Unit - TO LET

3 Woolhall Street, Bury St. Edmunds, IP33 1LA

Merrifields



Size: 940 Sq Ft

Located on the GF of a Period Property

3 Meeting / Treatment rooms in place

Close to public car parks and local amenities

Suitable for salon or other commercial uses STPP

Available TO LET immediately



 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

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

Description

The commercial space is located on the ground floor of a refurbished period building on Woolhall Street in Bury St Edmunds town centre. Woolhall Street occupies a central and well-established position just off the town's prime retail area and is within walking distance of The Arc Shopping Centre, Market Place and the Abbey Gardens. The location benefits from strong pedestrian footfall, a broad mix of surrounding retail, leisure and professional occupiers, and convenient access to public car parks.

The property is currently fitted out to provide 3 treatment rooms to the rear, a reception and waiting area and 2 WCs. The unit has been finished to a practical and modern specification including vinyl flooring, air heating and cooling systems and fitted lighting throughout.

The unit's layout and location make it suitable for a wide range of potential uses, subject to planning.

Accommodation

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

Total	87.33 Sq M	940 Sq Ft
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Availability

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

Rent

£22,000 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 rateable value is £9,600 (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 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 STTP. The unit was granted A2 use under the previously known use classes. Planning Reference Number E/90/1419/P.

EPC

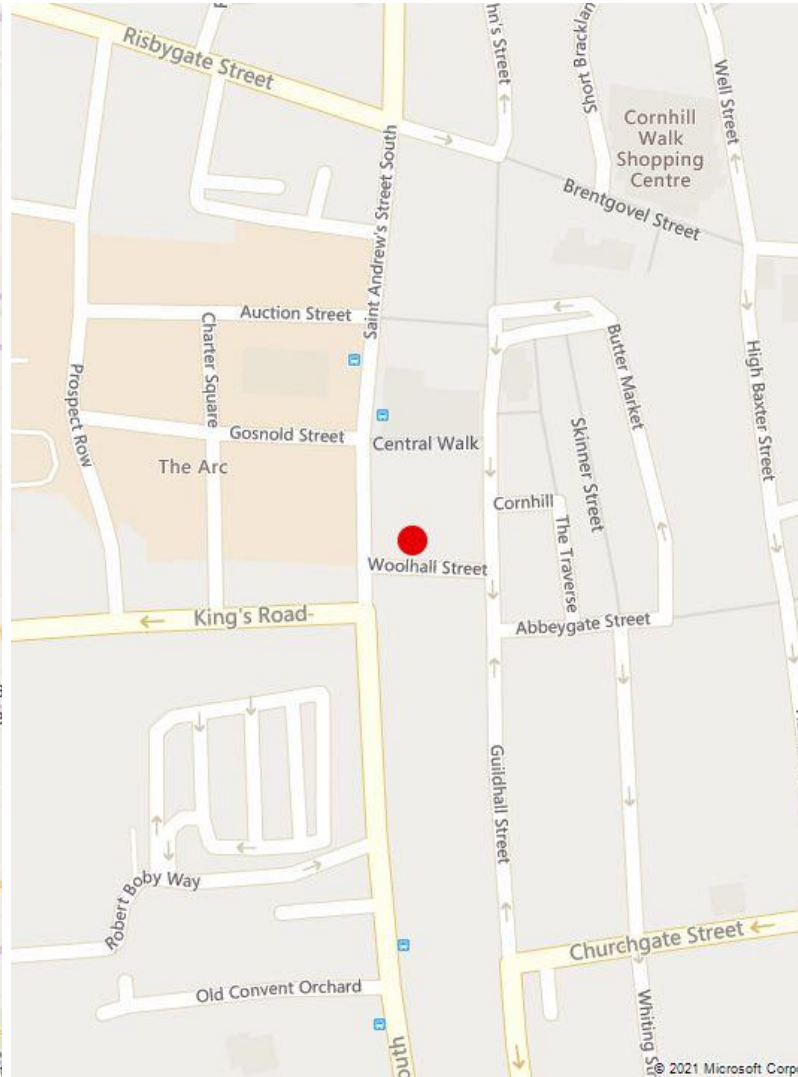
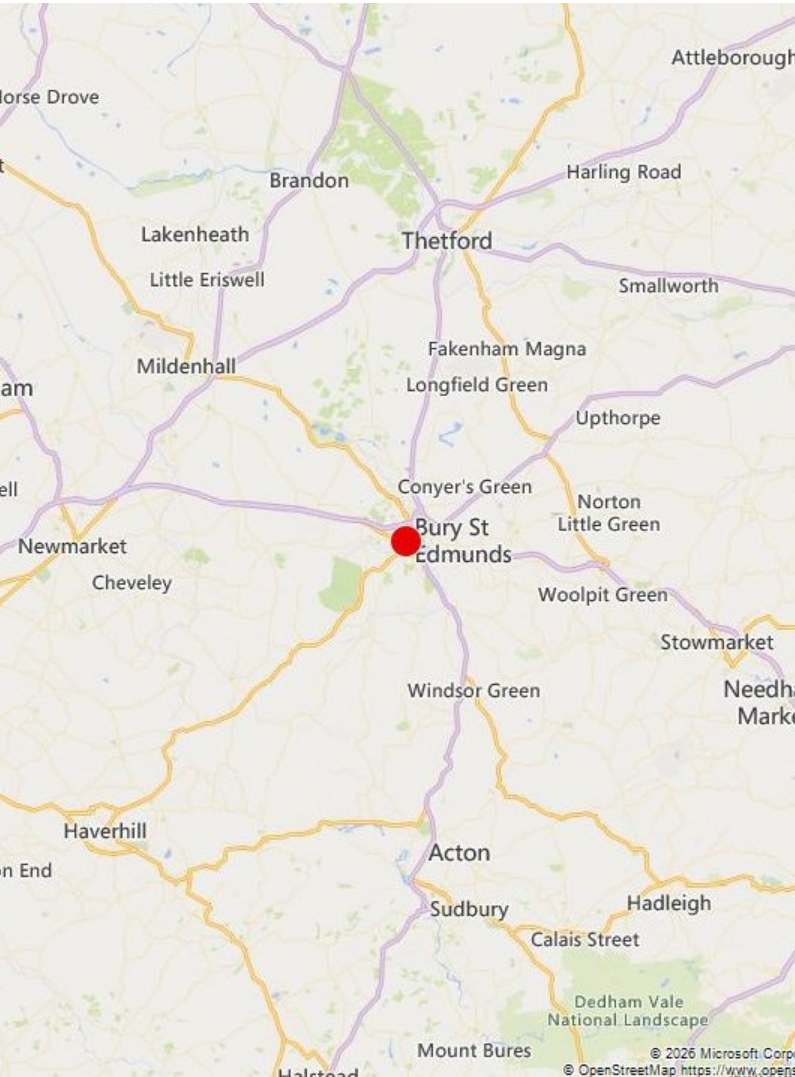
The EPC rating is D(80).



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Viewing & Further Information

Jack Hastings

01284 700700

jack@merrifields.co.uk

Anaya John-Baptiste

01284 700700

anaya@merrifields.co.uk

REF: A0467 / 07.04.26

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