

Bury St Edmunds Cafe/ Retail Unit - To Let

17 Langton Place, Hatter Street, Bury St. Edmunds, Suffolk, IP33 1NE

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Size: 644 Sq Ft

Located in the Medieval Grid of Bury St Edmunds

2 minute walk from the abbey gardens

Naturally lighted retail frontage

Currently fitted out as a cafe



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

Description

17 Langton Place occupies a position within one of Bury St Edmunds' established commercial areas, surrounded by a range of well-regarded independent and national businesses such as Churchgates solicitors, Woosters bakery, Sheridan's estate agents and Michael Birnie Jewellers.. The property was most recently operated as a café and is fully fitted to accommodate similar occupiers.

The accommodation benefits from a strong glazed frontage providing natural light, leading into the main customer seating area which features tiled flooring throughout. To the rear is a fitted kitchen area with vinyl flooring, together with WC facilities.

The property is located approximately one minute's walk from Bury St Edmunds Market Place and less than two minutes from the Abbey Gardens, placing it within easy reach of the town's extensive retail units.

Accommodation

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

Total	59.83 Sq M	644 Sq Ft
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Availability

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

Rent

£16,000 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 £16,000 (April 2026).

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 a Beauty Salon under a Sui Generis use planning number: DC/13/0174/FUL. Beauty Salons now sit within an E use class of the use classes order. The property may be suitable for alternative uses within an E Use class STPP

EPC

The EPC rating is B (50).



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Viewing & Further Information

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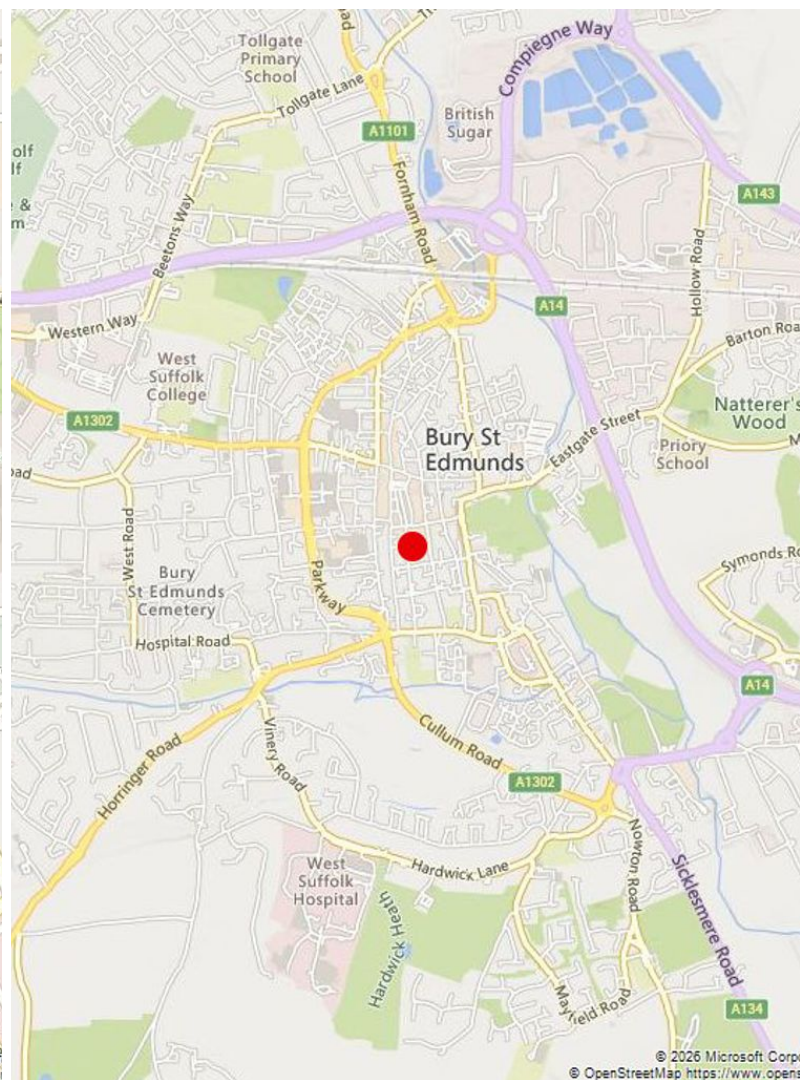
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REF: A000931 / 13.07.26

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