

Town Centre Retail Unit - To Let

62 Cornhill, Bury St. Edmunds, Suffolk, IP33 1BE

Merrifields



Size: 940 Sq Ft

Located in Bury St Edmunds Town Centre

Modern and attractive retailing space

Open plan sales area with frontage on Cornhill

Suitable for retail and other Class E uses

The property is available TO LET

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

Description

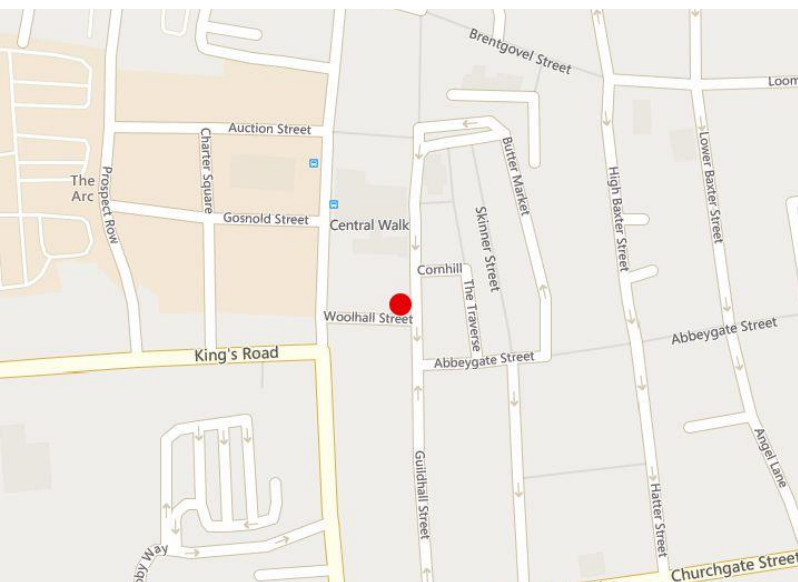
The property is situated in Bury St Edmunds, an established market town in West Suffolk. The town benefits from direct access to the A14 road, providing strong connectivity to Cambridge, the M11 motorway and the Port of Felixstowe.

The retail unit provides an open plan sales area with display windows fronting Cornhill. The retail unit occupies a good retailing position in the centre of Bury St Edmunds a thriving market Town with nearby occupiers including; Bonmarche, Iceland, Ryman and Wrights Cafe.

Accommodation

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

Total	940 Sq Ft	87.33 Sq M
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Availability

The property is available TO LET subject to the surrender of the existing lease on terms to be agreed.

Rent

£25,000 per annum exclusive.

VAT

The property is not opted for VAT.

Business Rates

The rateable value is £34,250 (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 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 including retail, professional services and cafe use STPP. The building is Grade II Listed.

EPC

The EPC rating is B (44).

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Viewing & Further Information

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