

Town Centre Shop - TO LET

89 Guildhall Street, Bury St Edmunds, Suffolk, IP33 1PR

Merrifields



Size: 450 Sq Ft

Prominent position at top of Guildhall Street

Adjacent to professional services and retail occupiers

Suitable for Retail and Professional Services uses (STPP)

Ground floor retailing with upper floor offices/stores

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

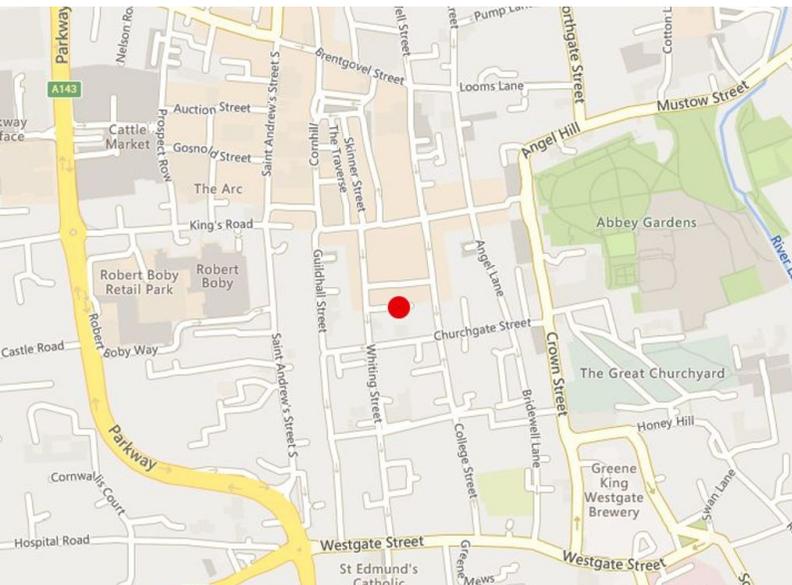
The property occupies an excellent position on Guildhall Street in the centre of Bury St Edmunds and visible from the corner of Abbeygate Street and Cornhill. The premises benefits from an attractive shop front with large display windows in a location surrounded by professional service providers. Neighbouring occupiers include: Estate Agents, Wedding Dress Retailer, Tattoo Artists and a Café.

The ground floor sales area is open plan with a WC and Tea Point to the rear and the first floor provides two offices/store spaces.

Accommodation

The property has been measured to produce the following approximate Net Internal Areas:

Total	450 Sq Ft	41.8 Sq M
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Availability

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

Rent

£16,750 per annum exc.

VAT

The premises are opted for VAT (TBC).

Business Rates

£10,750 (2023)

Small business rates relief may be available.

Service Charge

None.

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 café use. Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC

The EPC rating is to be confirmed.

Viewing & Further Information

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