

**TO
LET**

Prime Town Centre Retail Unit

2,428 sq ft (225.6 sq m)



Photo taken July 24

Summary

- Prime town centre retail property with parking
- Providing net ground floor sales of 1,210 sq ft (112.45 sq m)
- Basement sales/ancillary providing further 1,218 sq ft (113.2 sq m)
- Bury St Edmunds is an affluent and attractive market town
- Prime location with frontage to Cornhill and a long return frontage to Central Walk, which links to the Arc shopping centre
- VAT is not chargeable on the rent
- £55,000 per annum exclusive

Location

Bury St Edmunds is an affluent and attractive market town and the administrative, commercial and cultural centre for West Suffolk. The town is located approximately 26 miles east of Cambridge, 36 miles south-west of Norwich and 23 miles north-west of Ipswich. It has a primary catchment population of 257,000 people and a population of 41,291 (2021 census). The town is a significant retail and leisure destination for the western and wider region of Suffolk.

The town has excellent road and rail communications being located on the A14 providing direct access to the M11 and A12 and with regular trains to London Kings Cross and Liverpool Street. Stansted airport is within a 45 minute drive.

The property is located within the heart of the town centre forming part of the prime shopping area of Cornhill and Buttermarket. It is located at the entrance to Central Walk which is the principal link between the traditional retail areas of the town and the Arc shopping centre and main public car parks. Nearby occupiers include Boots, WH Smith, Bet Fred, Mountain Warehouse, Nat West bank and Primark.



Description

Main ground floor sales floor with full height glazed aluminium shop fronts to both Cornhill and Central Walk, with customer access from both frontages. Large basement provides good accommodation and has potential for a variety of uses including sales, stores and ancillary uses. The basement benefits from a separate stair providing direct access to the rear service yard/parking area. The unit is currently fitted with air cooling/heating.

Accommodation

<u>Floor</u>	<u>Use</u>	<u>Approx Sq Ft</u>	<u>Approx Sq M</u>
Ground	Sales	1,210	112.45
Basement	Sales/stores/Anc	1,218	113.19
	Toilets	-	-
Total Net Internal Floor Area		2,428	225.64

Terms

The property is available on a new FR&I lease.

VAT

The property is not elected for VAT.

Rateable Value

The VOA website confirms that the property has a rateable value of £37,750.

Energy Performance Certificate

Energy Rating and Score D-82.

Rent

£55,000 per annum exclusive

Legal Costs

The tenant will be required to provide an undertaking to pay the Landlord's legal costs should they not proceed with the letting once solicitors have been instructed. Each party will pay their own legal costs upon satisfactory completion of the lease.

Contact Details

For further information please contact Hazells on 01284 720626 or email:

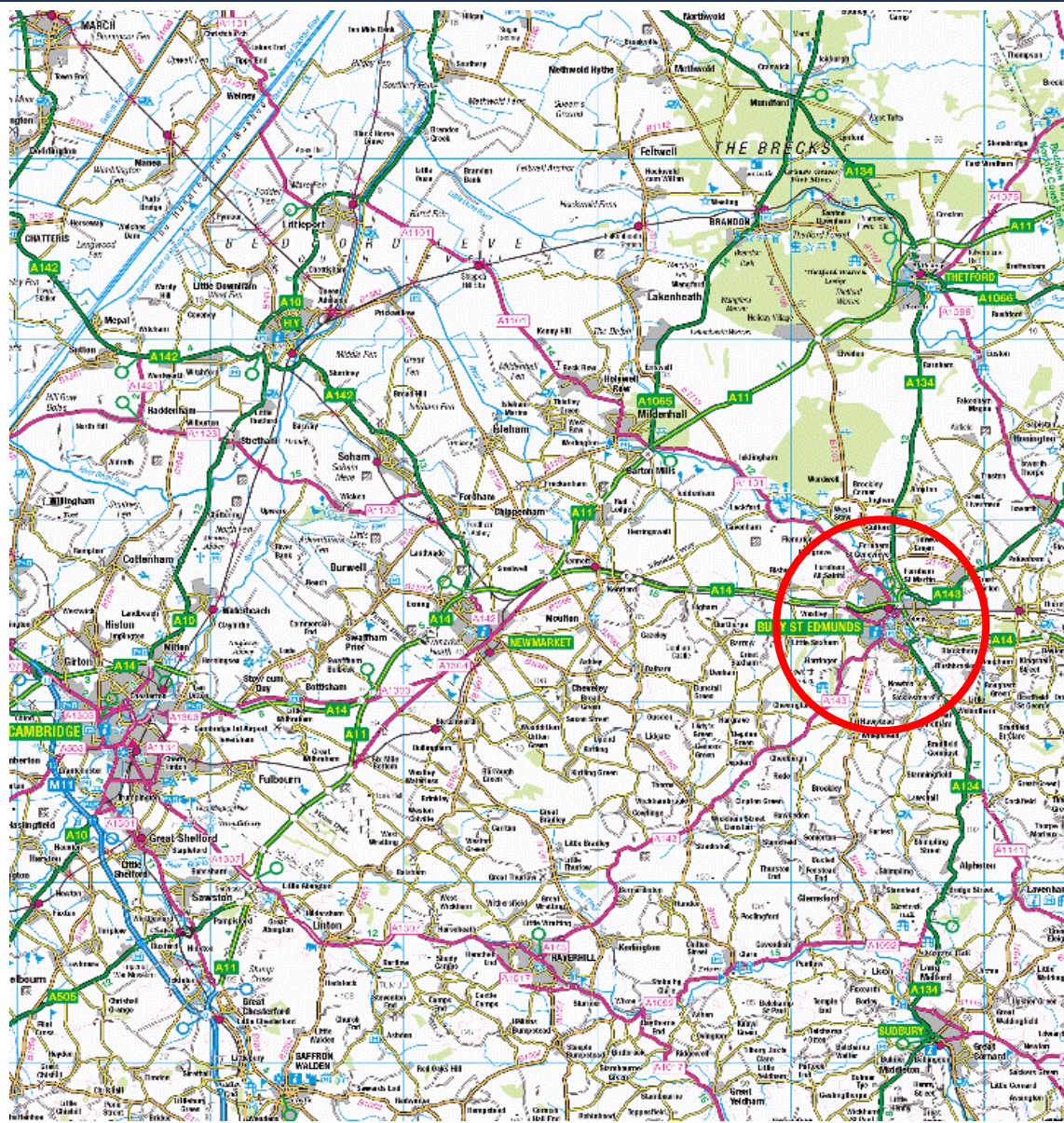
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