

## Boutique Retail Premises - TO LET

48 Eastgate Street, Bury St Edmunds, Suffolk, IP33 1YW

Merrifields



### Size: 587 Sq Ft

Located on the edge of Bury St Edmunds town centre


Open plan retailing space with ancillary areas


Roadside signage opportunities

Suitable for retail and professional services uses

Available TO LET on terms to be agreed

 01284 700 700

 [info@merrifields.co.uk](mailto:info@merrifields.co.uk)

 [www.merrifields.co.uk](http://www.merrifields.co.uk)

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

## Description

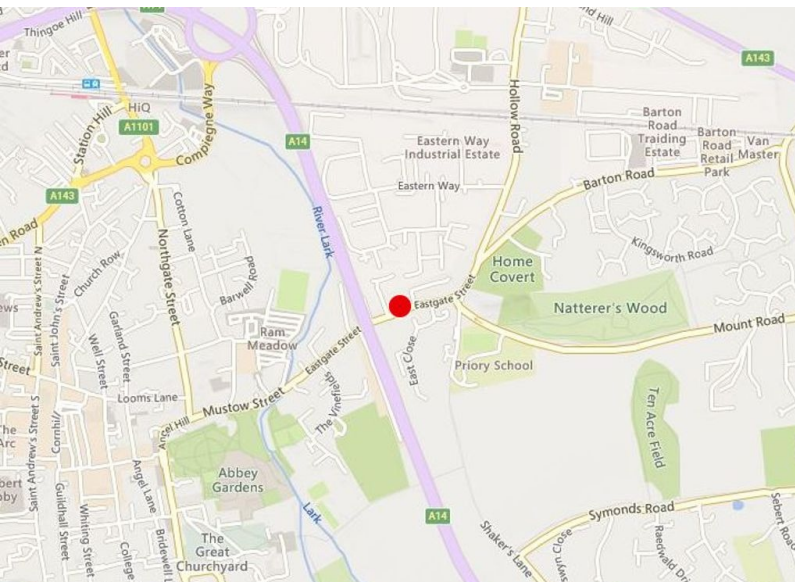
48 Eastgate Street is a retail premises located approximately 0.6 miles from the town centre of Bury St Edmunds on a busy link road from the Moreton Hall residential development.

The ground floor premises has an open plan sales area immediately off the main entrance with additional storage/ancillary space to the rear as well as a WC and kitchenette. The shop benefits from LED lighting, tiled flooring, timber bay sash windows and electric heating.

## Accommodation

The property has been measured to produce the following approximate NIAs:

Total	587 Sq Ft	54.53 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

£9,000 per annum exc.

## VAT

The premises are not opted for VAT.

## Business Rates

The rateable value is £9,800 (2023).  
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 (STPP). including retail and professional services use. Interested parties should make their own enquiries to the local planning authority for their proposed use.

## EPC

The EPC is D (77).

## Viewing & Further Information

Mark Kohler

01284 700700

mark@merrifields.co.uk

Max Ellis

01284 700700

max@merrifields.co.uk

REF: A000827 / 07.07.25

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