

01284 702655

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RETAIL TO LET

Eddisons

Incorporating Barker Storey Matthews



88-89, ST JOHNS STREET, BURY ST EDMUNDS, SUFFOLK IP33 1SQ

Rent : £50,000 per annum exc

Size: 177.63 sq.m (1,912 sq.ft) NIA

- Town centre location with high footfall
- Ground floor retail premises
- To be reconfigured and refurbished
- New lease available

LOCATION

The property is situated along St John's Street, an established and popular retail location in the heart of Bury St Edmunds town centre. St John's Street is home to a variety of national and independent retailers, office occupiers and restaurants and is within short walking distance of both the bus and railway stations. Bury St Edmunds is an affluent market town situated in West Suffolk, approximately 29 miles from Ipswich and 30 miles from Cambridge via the A14.

DESCRIPTION

Glazed double fronted retail unit arranged over the ground floor forming part of an attractive three story period building situated in the centre of the historic market town of Bury St Edmunds. The ground floor consists of a large retail sales area to be refurbished finished to a shell specification, with new WC's to be constructed within the reconfigured floor area. There will be a new service area and one car parking space to the rear of the property. The landlord will not consider late night / licensed bar uses.

SERVICES

Mains electricity, gas and water are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

Ground floor: 177.63 sq. m 1,912 sq. ft

All measurements are approximate and prepared on a net internal area basis.

PLANNING

The property was most recently used as a bar / restaurant within classes A3/A4. Interested parties are advised to make their own enquiries of the local planning authority as to the suitability of their proposed use. An application has been submitted to reduce the footprint and re-configure the ground floor under application number DC/23/0080/FUL.

RENT

The property is available to let on a new lease on terms by negotiation at a rent of £50,000 per annum exclusive of VAT and all other outgoings.

VAT

We understand that VAT will be charged on the rent.

RATES

From enquiries made to the VOA website, we understand that the property has a rateable value of £29,500 (2023 assessment), but may be re-assessed further to re-configuration. For the year commencing 1 April 2023 rates will normally be charged at 51.2p in the pound if the RV is £51,000 or more, and 49.9p if the RV is below £51,000.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

EPC

The property has an EPC ratings of E (117). A new EPC will be commissioned upon completion for the refurbishment works.

LISTED STATUS

The property is not listed but is situated in a conservation area.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons incorporating Barker Storey Matthews

Unit 12 Forbes Business Centre

Kempson Way

Bury St Edmunds

IP32 7AR

Contact: Simon Burton

Email: simon.burton@eddisons.com

(01284) 702 655

Ref: 148731

240305

For more information, visit eddisons.com

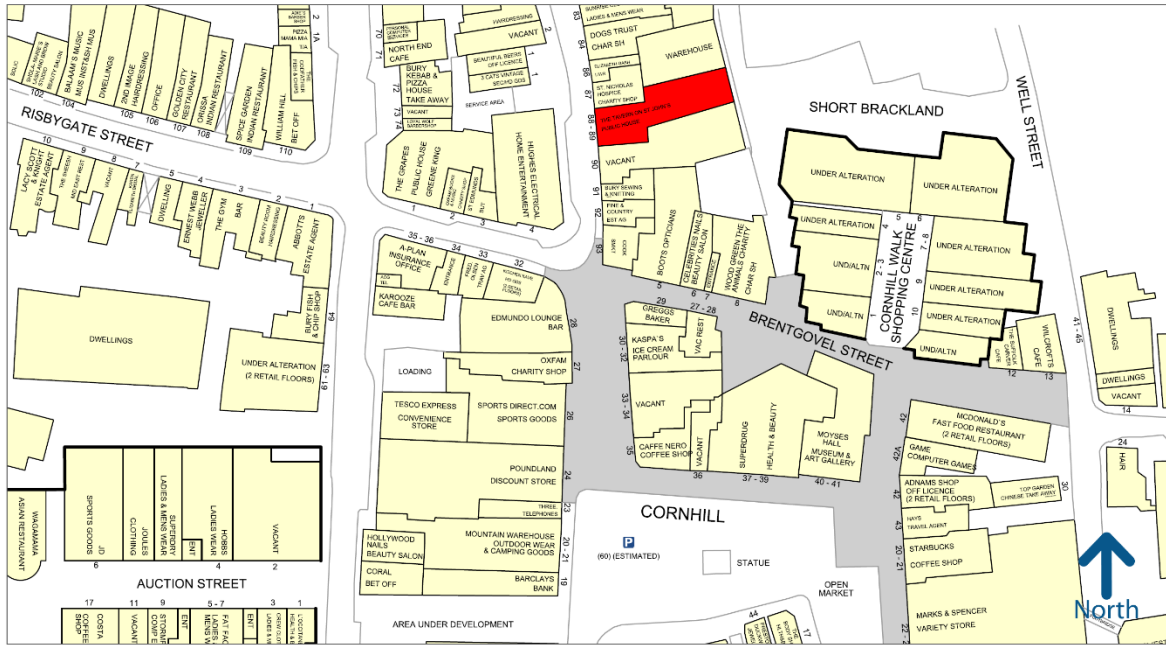
T: 01284 702655

Important Information

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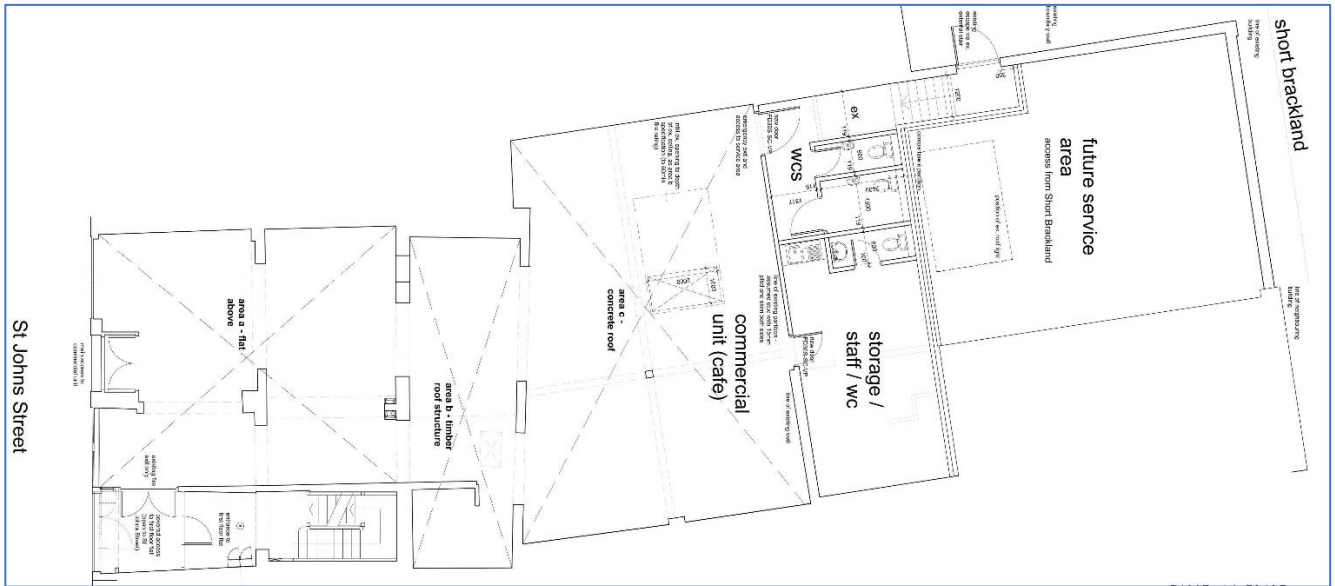
Experian Goad Plan Created: 12/10/2021
Created By: Barker Storey Matthews

50 metres



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For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



Proposed floor plan – not to scale

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