

Bury St Edmunds -19 Abbeygate - Shop To Let

- **Prime High Street Location**
- **Opposite Pizza Express and Caffe Nero**
- **Suitable for retail and leisure uses, STPP**

Location

Located in a prime location on the main high street, adjacent to BHF and directly opposite Pizza Express and Caffe Nero.

Size

The property is arranged over ground floor only with the following approximate dimensions and areas:

Internal Width	14 ft	4.27 m
Ground Floor NIA	1,221 sq ft	113.5 sq m

Lease

The property is held on a full repairing and insuring lease, due to expire on 1st August 2024 at a current passing rent of £34,000 pa.

Planning

The property has planning for Sui Generis uses and could suit A1, A2, A3, and D2 uses, subject to planning permission.

Terms

The property is available via an assignment of the existing lease, with an rent free period available – subject to status.



Business Rates

The current Rateable Value for the property is believed to be £30,500.

Ingoing parties may be liable for Small Business Rates Relief, and can investigate this further with the local authority.

Interested parties should verify any figures with the Local Authority.

EPC

An EPC is available on request.

Street View Link:

<https://goo.gl/maps/XvwMebApxbEKw3ts9>

Link to Map / Location

<https://goo.gl/maps/d8Vcx3w97RtriiAe8>

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and Further Information
Strictly by prior arrangement only with

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