

01284 702655

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WAREHOUSE / TRADE COUNTER – TO LET

Eddisons

Incorporating Barker Storey Matthews



UNIT 15, BUNTING ROAD, BURY ST EDMUNDS, SUFFOLK IP32 7BX

Rent: £37,500 per annum exc.

Size: 413.2 sq. m (4,288 sq. ft) GIA

- Popular trade park location
- Assignment or sub lease
- 5m eaves
- Available immediately

LOCATION

Bury St Edmunds is an affluent market town situated in West Suffolk, on the A14 approximately 30 miles from Cambridge to the west and 29 miles from Ipswich to the east. The premises are located at Bunting Road in the Moreton Hall employment area, approximately half a mile from the A14 junction 44. Bunting Road is a well-established and popular trade counter location with nearby occupiers including Speedy Hire, Screwfix, Arco and Denmans Electrical.

DESCRIPTION

The property is a warehouse/trade counter unit of steel portal frame construction and has a trade counter and ground and first floor offices, kitchen and WC facilities. To the front of the property is a tarmac surfaced parking and loading area. The unit has an approximate eaves height of 5.2m.

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:	364.5 sq. m	3,924 sq. ft
First Floor office:	48.7 sq. m	524 sq. ft
Total:	413.2 sq. m	4,288 sq. ft

All measurements are approximate prepared on a gross internal area basis.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a current rateable value of £23,500 (2023 assessment).

For the year commencing 1 April 2023, rates will normally be charged at 49.9p if the RV is below £51,000.

However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

RENT

£37,500 per annum exclusive of VAT and all other outgoings.

VAT

We understand that VAT will be charged on the rent.

LEGAL COSTS

Each party to bear their own legal costs.

SERVICE CHARGE

A service charge will be levied for the maintenance and upkeep of communal areas and landscaping. Further details are available upon request from the agents.

EPC

The property has an EPC of D (93). A copy of the EPC is available from the agent.

PLANNING

Parties should make their own enquiries of West Suffolk Council Planning Department on 01284 763233 as to the suitability of the property for their intended use.

LEASE TERMS

The property is available to let by way of an assignment or sub lease. The property is held on a lease expiring on 24/7/2028, outside of the security of tenure provisions of the landlord and tenant act 1954 and on full repairing and insuring terms, subject to a schedule of condition. The July 2024 rent review has been settled.

VIEWING

Strictly by appointment with the sole agents: -

Eddisons

incorporating **Barker Storey Matthews**

12 Forbes Business Centre

Kempson Way

Bury St Edmunds

Suffolk

IP32 7AR

Contact: Simon Burton or Steven Mudd

simon.burton@eddisons.com or steven.mudd@eddisons.com

(01284) 702655

Ref: 1209238

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For more information, visit eddisons.com

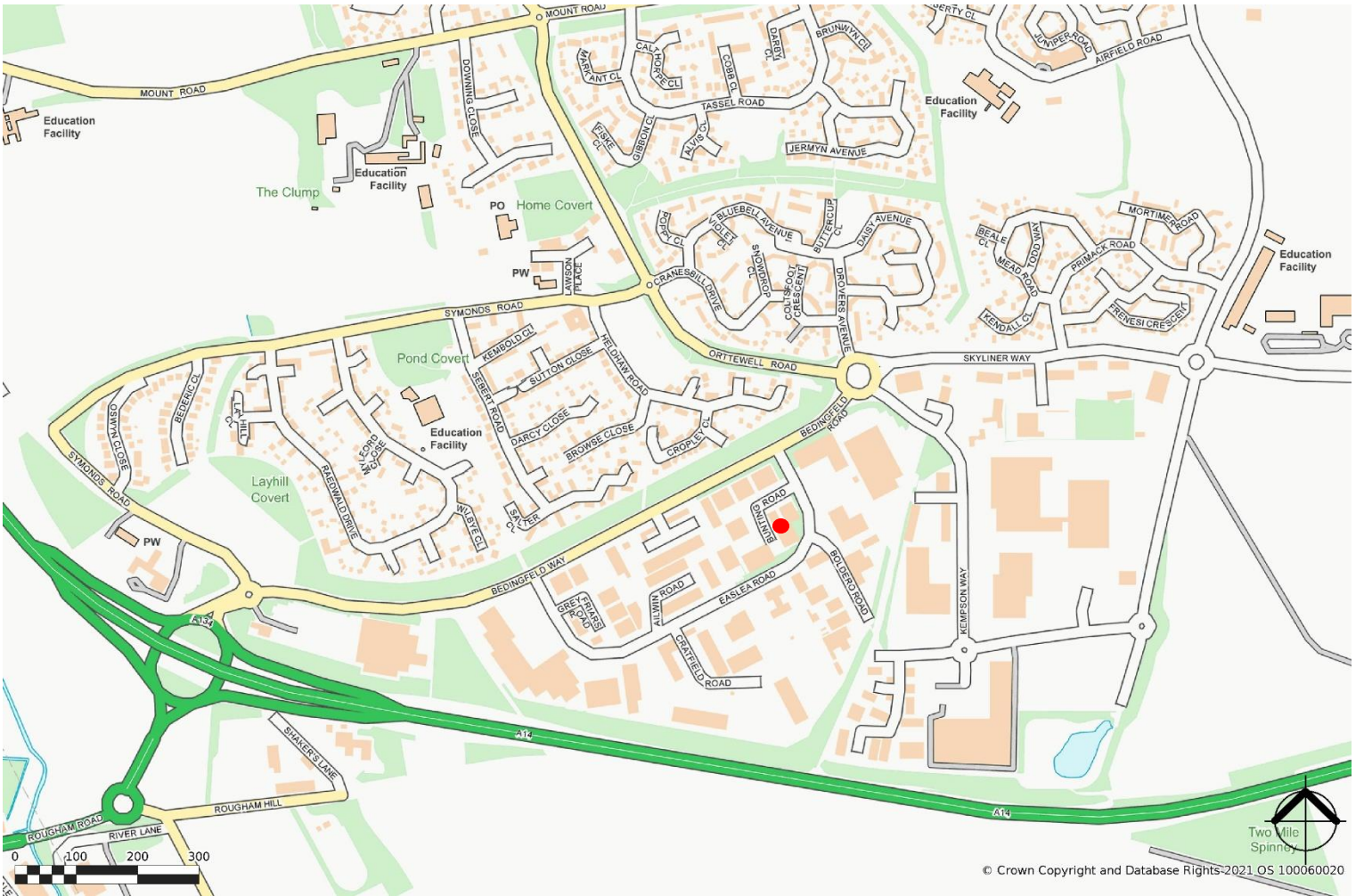
T: 01284 702655

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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