

01284 702655

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RETAIL TO LET

Eddisons

Incorporating Barker Storey Matthews



Shop 2a, Horringer Court Shopping Centre, Glastonbury Road,

Bury St Edmunds, Suffolk, IP33 2EX

£17,500 PER ANNUM EXCLUSIVE

Size: 130.9 sq m (1,409 sq ft) NIA

- Refurbished retail premises
- Located on popular neighbourhood shopping parade
- May be suitable for a variety of uses
- New lease available immediately

LOCATION

Bury St Edmunds is an attractive and affluent market town located in West Suffolk, with Cambridge 30 miles to west and Ipswich 29 miles to the east via the A14 trunk road. The property is situated on a popular neighbourhood shopping parade off Glastonbury Road to the South West of Bury St Edmunds town centre in a predominantly residential suburb of the town. Nearby occupiers include a hairdresser, convenience store, fish & chip shop, chiropractor and newsagent.

DESCRIPTION

The property is a glazed double fronted, lock up retail premises providing open plan sales space and has recently been stripped and refurbished including re-decoration, new suspended ceiling and LED lighting. To the rear of the unit is a shared loading bay and WC's, with a dedicated staff parking space. Free car parking is available in an adjacent customer car park.

SERVICES

Mains drainage, water and electricity are available to the unit. Interested parties are however advised to make their own enquiries of the relevant service providers.

ACCOMMODATION

Total NIA **130.9sqm** **(1,409sqft)**

All measurements are approximate and calculated on a Net Internal Area basis.

BUSINESS RATES

We understand from enquiries made from the VOA website the property has a current rateable value of £12,250 (2023 assessment).

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.

RENT

£17,500 per annum exclusive of VAT and all other outgoings.

VAT

VAT will be payable on the rent.

LEGAL COSTS

Each party to bear their own legal costs. An undertaking for abortive costs may be required from prospective tenants in the event they withdraw from negotiations once solicitors are instructed.

SERVICE CHARGE

A service charge will be levied in respect of the upkeep and maintenance of the common parts of the estate and structure. Further details are available from the agents.

EPC

The property has an EPC rating of B (36).



PLANNING

The property was most recent used as a bakery and shop within use class E. The property may be suitable for alternative E class uses, although interested parties are advised to make their own enquiries of the local planning authority as to the suitability of their proposed use.

LEASE TERMS

The property is available to let immediately on a new lease on terms by negotiation.

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

12 Forbes Business Centre

Kempson Way

Bury St Edmunds

IP32 7AR

Contact:

Simon Burton simon.burton@eddisons.com

(01284) 702655

Ref:147858 240405

For more information, visit eddisons.com

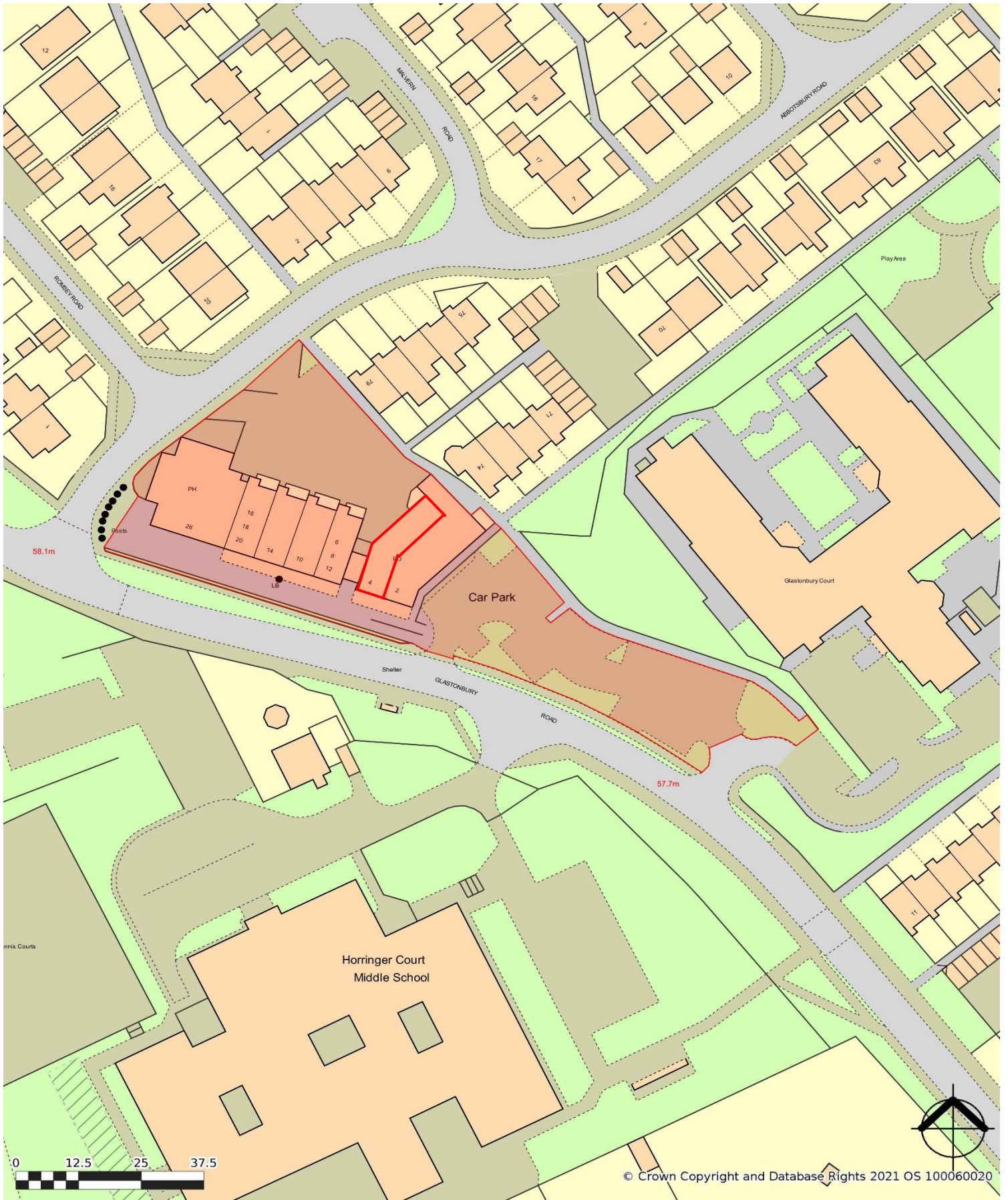
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Important Information

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