

01284 702655

eddisons.com

RETAIL-TO LET

Eddisons

Incorporating Barker Storey Matthews



41 CHURCHGATE STREET, BURY ST EDMUNDS, IP33 1RG

RENT: £9,250per annum exclusive

Size: 45.48sq m (495sq ft) NIA

- Town centre retail unit
- 1 allocated parking space
- Close to Abbeygate Street & Buttermarket
- Eligible for 100% rates relief for qualifying businesses

LOCATION

The premises are situated in Churchgate Street, Bury St Edmunds, within short walking distance to the South of the town centre. Churchgate Street has a good mix of retail, residential, restaurants and bars. There is pay and display car parking along the street. The premises is a short walk from the Abbey Gardens, an attractive public park and historic tourist attraction. Bury St Edmunds is an affluent market town with a population of approximately 36,000. Markets are held on Wednesdays and Saturdays. Bury is situated on the A14, between Cambridge (30 miles) and Ipswich (30miles).

DESCRIPTION

The property consists of a ground floor retail unit which is currently arranged into 2 separate rooms plus small storage area and WC. The property benefits from a glazed shop window, laminate floors and plasters walls. Lighting is a mixture of fluorescent strip lights and ceiling mounted spot-lights.

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

Total NIA **45.48sq m** **495sq ft**

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

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a current rateable value of £7,700 (2023 assessment).

The property would therefore be eligible for 100% rates relief for qualifying businesses because the rateable value falls below £12,000. For non-qualifying businesses for the year commencing 1 April 2024, rates will normally be charged at 54.6p in the pound if the RV is £51,000 or more, and 49.9p if the RV is below £51,000.

RENT

The property is available at a rent of £9,250per annum exclusive. We understand the property is elected for VAT and will be charged on the rent.

LEGAL COSTS

Each party to bear their own legal costs. The ingoing tenant is to provide an undertaking in respect of the landlord's abortive costs should they withdraw from negotiations once solicitors have been instructed.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the communal areas of the property.

EPC

The property has a current EPC rating of C (65). A copy of the EPC is available on our website.

PLANNING

We understand the property is suitable for retail or offices under class E. Interested parties are however advised to make their own enquiries of West Suffolk Council as to the suitability of their proposed use.

LISTED STATUS

The property is not believed to be listed but is situated within a conservation area.

LEASE TERMS

The property is available on a new lease for a term to be agreed.

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

Steven Mudd steven.mudd@eddisons.com

(01284) 702655

Ref: 1210388 240701

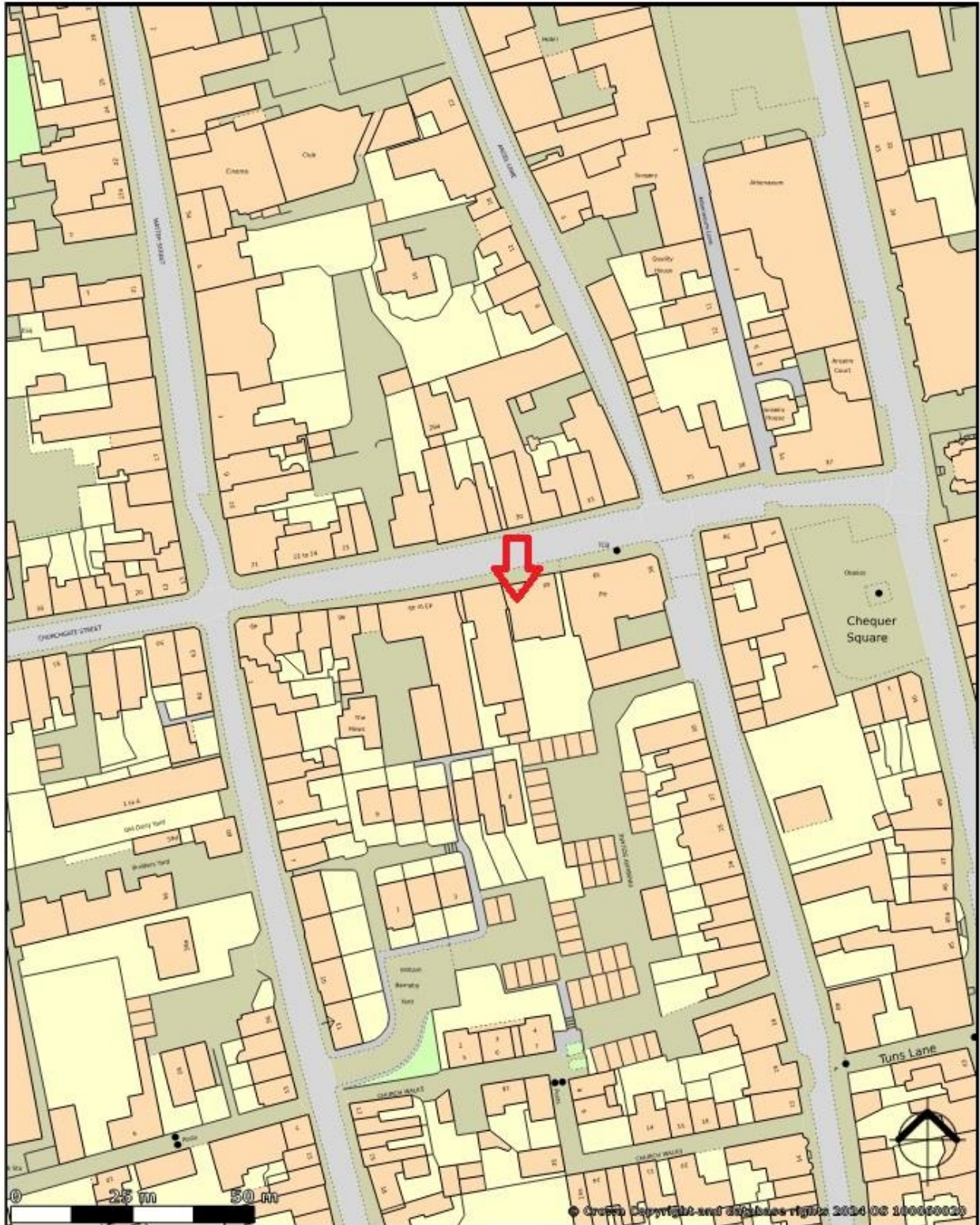
For more information, visit eddisons.com
T: 01284 702655

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.

Eddisons

Incorporating **Barker Storey Matthews**



created on **edozo**

Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

For more information, visit [eddisons.com](https://www.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.

Eddisons

Incorporating **Barker Storey Matthews**