

**NEW TOWN CENTRE RETAIL UNIT (STP)**

Mildenhall Bus Station

King Street, Mildenhall, Bury St. Edmunds, IP28 7EZ

Prominent former ticket office. To be reconfigured to provide self contained commercial unit suitable for variety of Class E uses (stp)

1,076 sq ft
(99.96 sq m)

- Providing a proposed gross internal area of 1,189 sq ft (110.5 sq m)
- Unit to be reconfigured subject to planning
- Highly prominent town centre position
- Immediately opposite Sainsburys, Costa and B&M
- Suitable for retail, leisure or a variety of Class E uses (stp)
- Expressions of interest sought

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Summary

Available Size	1,076 sq ft
Rent	Rent on application
Business Rates	To be confirmed
Service Charge	N/A
VAT	Applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs. A contribution of £350 + VAT will be required from the ingoing tenant.
EPC Rating	Upon enquiry

Description

The property comprises part of a former bus station information and ticket office. The building is an attractive, octagonal shape and provides ground floor accommodation with extensive frontage to King Street.

The internal accommodation is to be reconfigured to provide a self contained commercial/retail unit (subject to planning). The unit will be finished to a shell & core standard including newly floor screed, new wall linings and shop front glazing and otherwise ready for occupier fit out. Please see the indicative layout plan provided for more information.

Location

The property is prominently positioned on the corner of King Street and Recreation Way in Mildenhall town centre. The building is immediately adjacent to the bus station, opposite Sainsburys, Costa and B&M stores. The towns car parks are within a short walk and the property benefits from good footfall and traffic movement due to its prominent position.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Ground	1,076	99.96	Available
Total	1,076	99.96	

Viewings

Viewings by appointed with the sole letting agents Hazells. Call 01284 702626

Terms

The property is available on a pre-let basis on terms to be agreed.

Planning

The property currently has a sui generis planning consent for bus station purposes. A change of use application has been made to allow for class E uses. Uses including the sale of alcohol or food retail (grocery & convenience) will be prohibited.



Viewing & Further Information



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