



2 Buttermarket

Bury St. Edmunds, IP33 1DB

Prime town centre retail unit To Let

1,583 sq ft
(147.07 sq m)

- Prime Town Centre location
- Nearby national occupiers include Holland & Barrett, Waterstones, O2 and more
- Full height glazed frontage to the Buttermarket
- Well fitted out basement and first floor providing additional retail space
- Available immediately

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Summary

Available Size	1,583 sq ft
Rent	£36,000 per annum
Rates Payable	£13,197.60 per annum Rateable value is currently split. Ground floor and basement: £25,250 ,first and second floor: £5,300
Rateable Value	£30,550
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs. Ingoing tenant will be required to provide an undertaking for abortive costs
Estate Charge	N/A
EPC Rating	B (44)

Description

The property comprises an excellently located three-storey retail unit with a good quality fitted basement. The property is of brick and block construction beneath a pitched tiled roof. The frontage benefits from full-height timber-framed glazed display windows, with timber sash windows to the upper floors.

Internally the basement, ground and first floors provide good quality retail space, and benefit from wallpapered walls, timber panel flooring, suspended ceilings, LED lighting and air conditioning. The second floor provides storage accommodation along with a staff kitchenette and WC facilities.

Some redecoration works are planned to the external façade of the building.

Location

The property occupies a prominent position on the Buttermarket, considered one of the primary retail areas of Bury St Edmunds. The unit sits amongst a number of well-known national occupiers including Brook Taverner, Jones Bootmakers, O2, Waterstones and Holland & Barrett, benefiting from strong pedestrian footfall in one of Suffolk's most affluent towns.

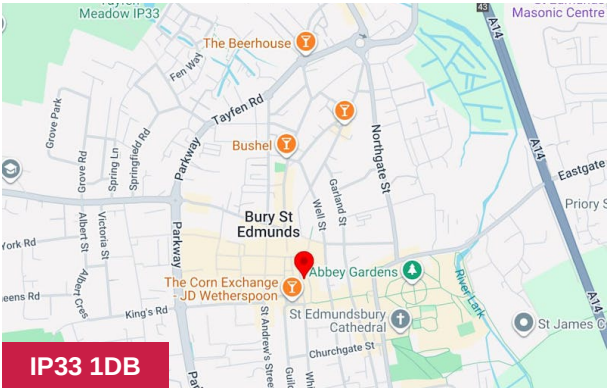
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales area	503	46.73	Available
Basement - Retail	400	37.16	Available
1st - Sales area	428	39.76	Available
2nd - Ancillary	252	23.41	Available
Total	1,583	147.06	

Terms

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



Viewing & Further Information

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