



1A St. Johns Street

Bury St. Edmunds, IP33 1SQ

Self Contained Retail Unit To Let

253 sq ft
(23.50 sq m)

- NIA of 253 sq ft (23.50 sq m)
- Attractive front decking area
- Suitable for a variety of uses within Class E
- Small Business Rates Relief available to qualifying occupiers
- Established retail location
- Available immediately

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Summary

Available Size	253 sq ft
Rent	£12,000 per annum
Rates Payable	£4,104 per annum Small Business Rates Relief available to qualifying occupiers.
Rateable Value	£9,500
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

The property forms part of a standalone building of brick and block construction beneath a pitched tiled roof, benefiting from a full-height timber-framed glazed shop frontage.

Unit 1a is a ground floor retail unit, well suited to a start-up or independent operator. The unit is open plan with plastered and painted walls, a vinyl floor covering, suspended fluorescent lighting and a WC to the rear. A decking area to the front of the unit provides an attractive feature, making the premises particularly well suited to a café or food and beverage operator, though a variety of uses within Class E are considered.

Location

The premises occupy a prominent position on St Johns Street, at the southern end close to the junction with Brentgovel Street. The location sits within a short walking distance of Bury St Edmunds' primary retail core, including the Buttermarket and Cornhill shopping areas. St Johns Street is an established secondary retail pitch and benefits from good pedestrian flow serving both the town centre and surrounding residential areas.

Accommodation

The accommodation comprises the following areas:

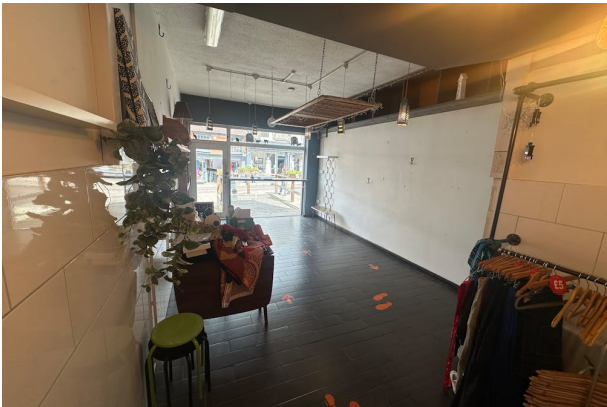
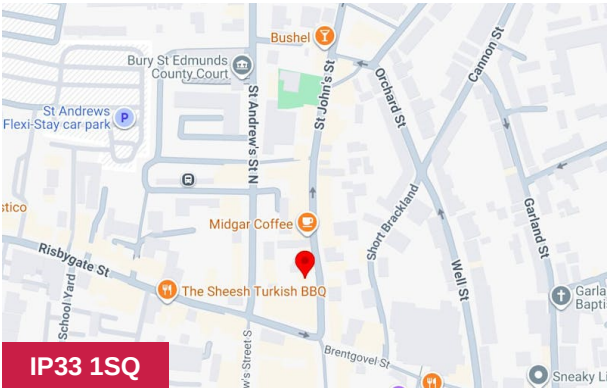
Name	sq ft	sq m	Availability
Ground - Sales area	253	23.50	Available
Total	253	23.50	

Viewings

Strictly by appointment with sole agents Hazells 01284702626

Terms

The property is available immediately on a new effective full repairing and insuring lease.



Viewing & Further Information

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