

**FREEHOLD TOWN CENTRE RETAIL**

4 The Traverse

Bury St. Edmunds, IP33 1BJ

**Attractive Grade II listed
town centre retail building
sold with vacant possession**

2,048 sq ft
(190.27 sq m)

- Ground floor net internal area of 642 sq ft
- First floor offices/consultation rooms
- Suitable for a variety of uses within Class E
- Excellent town centre location close to Buttermarket & Cornhill
- Of interest to owner occupiers, investors or developers

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Summary

Available Size	2,048 sq ft
Price	Offers in the region of £295,000
Rates Payable	£11,556 per annum
Rateable Value	£26,750
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs. The purchaser is to provide an undertaking for abortive legal costs.
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

4 The Traverse comprises an attractive Grade II listed period building providing accommodation over ground, first, second and basement floors. Internally the ground floors sales area has excellent floor to ceiling height, timber floors, spotlighting, air cooling and period features. The previous tenant has installed a ground floor WC and rear consultation room. The first floor provides cellular accommodation comprising a large landing and four consultation/office or store rooms. Basic attic accommodation is provided on the second floor and the basement provides ancillary storage and WC (services not checked).

Location

The property is situated within a pedestrianised retail area of the town centre close to the prime shopping areas of Cornhill, Buttermarket and Abbeygate Street. The Traverse is characterised by a variety of local and national retailers including Toni & Guy, Mr Shoes, Haart & The Sofa Company.

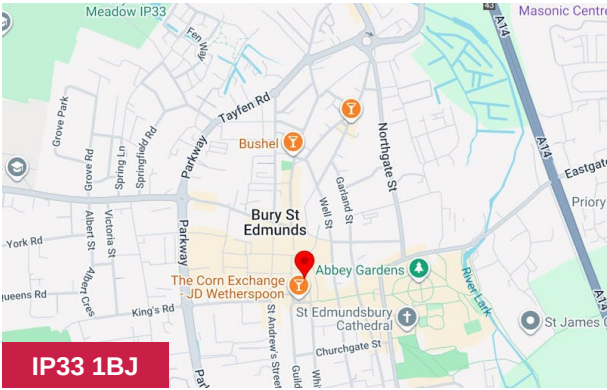
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail & ancillary	642	59.64	Available
1st - Ancillary	576	53.51	Available
2nd - Attic space	402	37.35	Available
Basement - Ancillary	428	39.76	Available
Total	2,048	190.26	

Anti Money Laundering

Purchasers will be required to provide proof of identity and address to the agent prior to instructing solicitors. Proof of funding and source of funds will also be required.



Viewing & Further Information



Richard Pyatt
01284 702626 | 07717758492
richard@hazells.co.uk



Adam Palombo
01284702626
adam@hazells.co.uk