



99 Risbygate Street

Bury St. Edmunds, IP33 3AA

Town centre Class E retail unit to let

764 sq ft
(70.98 sq m)

- Internal partitioning to be removed
- 50% Business rates relief available for qualifying occupiers
- Suitable for a variety of uses within Class E
- Undergoing redecoration

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Summary

Available Size	764 sq ft
Rent	£14,500 per annum
Rates Payable	£5,832 per annum 50% business rates relief available for qualifying occupiers.
Rateable Value	£13,500
Service Charge	Estimated annual contribution between £2,000 and £3,200.
VAT	Applicable
Legal Fees	Each party to bear their own costs. Ingoing tenant will be required to pay £300 plus VAT towards the landlords cost of producing the lease.
Estate Charge	N/A
EPC Rating	C (62)

Description

This property is a mid-terrace, Grade II listed retail unit on Risbygate Street, in Bury St Edmunds town centre. The building is of timber frame construction with block and brick infill under a slate tiled roof. The unit benefits from a full-height timber glazed shopfront with a central entrance door.

Internally, following refurbishment, the property will offer a large open-plan sales area, finished with dark vinyl flooring, white walls and spotlights throughout.

Location

Risbygate Street is a well-established secondary retail pitch in Bury St Edmunds town centre, home to a good mix of independent shops, restaurants and other food and beverage businesses. The unit is just a short walk from the Arc Shopping Centre, and close to St Andrews and Cattle Market car parks.

Bury St Edmunds is a popular and affluent market town in West Suffolk. It's well connected by road via the A14, with routes to Cambridge, the Midlands and the national motorway network, plus regular rail services to Cambridge, London, Ipswich and Peterborough.

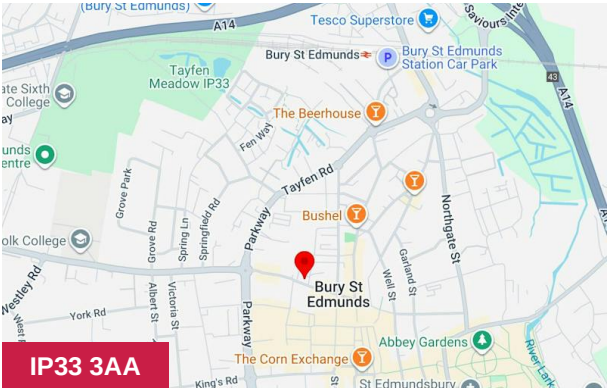
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales Area	764	70.98	Available
Total	764	70.98	

Terms

Available on new lease terms to be agreed.



Viewing & Further Information



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