

Bury St Edmunds, IP33 1DY

23 Cornhill

Class E Opportunity – Subject to Vacant Possession



Location

Bury St Edmunds is a prosperous market town and the principal commercial centre for West Suffolk, with a primary catchment of circa 200,000. The town's prime retail provision is centred around Cornhill, Buttermarket and The Arc Shopping Centre.

The subject property occupies a prime location on Cornhill adjacent to **Barclays**, close to **Boots**, **Superdrug**, **Mountain Warehouse** and **The Works**. The scheme is home to retailers including **Next**, **H&M** and **JD**.

Demise

The property is arranged over ground and first floors on the following approximate net internal area:

Ground Floor	804 sq ft	74.75 sq m
First Floor	912 sq ft	84.72 sq m
Total	1,716 sq ft	159.47 sq m

Tenure

Subject to vacant possession, the premises are available by way of a new effective FRI lease, subject to 5 yearly upwards only reviews.

Rent

£52,500 per annum exclusive.

Rates

Rateable Value	£40,500
Rates Payable	£15,471

Interested parties are advised to make their own enquiries to the local authority on 01284 763 233.

EPC

Available upon request.

For further information or to arrange a viewing please contact:

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