



22-23 Churchgate Street

Bury St. Edmunds, IP33 1RG

Town Centre Retail Unit To Let

807 sq ft
(74.97 sq m)

- Edge of Town Centre Location
- Available Immediately
- Small Business Rates Relief Available to Qualifying Occupiers
- Basement Storage Space

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Summary

Available Size	807 sq ft
Rent	£16,500 per annum
Rates Payable	£6,367.50 per annum based on 2023 valuation
Rateable Value	£11,250
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (48)

Description

Ground floor retail unit available within an attractive Grade II listed property with a wealth of period features including exposed brick and timber beams. The unit has attractive window frontage to Churchgate Street. The property also benefits from a rear courtyard and two WC's. There are two access doors from Churchgate Street

Location

The property is located in Churchgate Street, part of the medieval grid area of the town centre. The property forms part of a largely residential street of the town with some commercial shops, offices and restaurants, and is a short walk from the town's primary shopping areas and the Abbey Gardens.

Bury St Edmunds is an affluent and attractive market town and the administrative, commercial and cultural centre for West Suffolk. The town is located approximately 26 miles east of Cambridge, 36 miles south-west of Norwich and 23 miles north-west of Ipswich. It has a primary catchment population of 257,000 people and a population of 41,291 (2021 census). The town is a significant retail and leisure destination for the western and wider region of Suffolk.

Accommodation

The accommodation comprises the following areas:

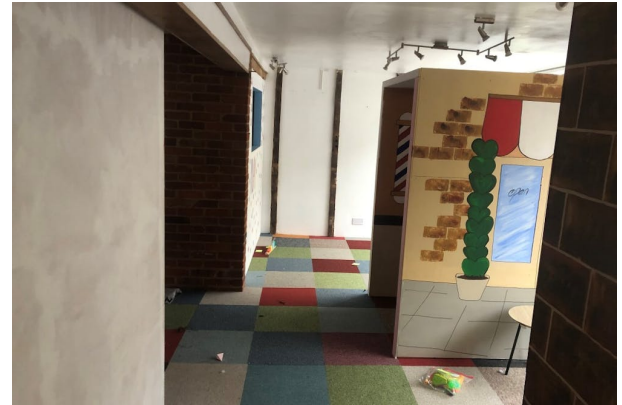
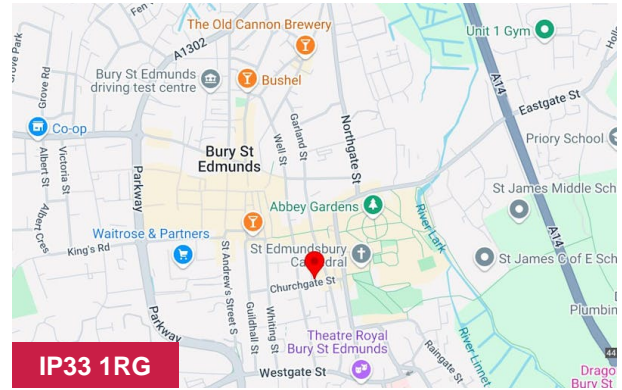
Name	sq ft	sq m	Availability
Ground - Ground Floor and Basement	807	74.97	Available
Total	807	74.97	

Business Rates

The property has a rateable value of £11,250. A qualifying tenant would be eligible for Small Business Rates Relief meaning nil rates would be payable.

Planning

The property is suitable for Class E uses



Viewing & Further Information



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