



Market Cross, Cornhill, Bury St Edmunds  
IP33 1BT

1224937/2025A



**BTG**  
**Eddisons**

# MARKET CROSS, CORNHILL

BURY ST EDMUNDS, IP33 1BT



Agreement

To Let



Detail

Office



Rent

£17,500 pax



Size

223.95 sq m (2,475 sq ft) NIA



Location

Bury St Edmunds, IP33 1BT



Property ID

1224937/2025A

**For Viewing & All Other Enquiries Please Contact:**



**Simon Burton**  
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Director

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## Property

The property forms the first floor of a Grade I Listed period building in the heart of the town centre. The space is predominantly open plan with high ceilings and large windows allowing excellent natural light. Just off the main hall is a small kitchen, with further ancillary storage and a WC accessed via a corridor. There is a further storeroom at one end of the property with a platform lift and small mezzanine. The property is self-contained and accessed via a staircase and platform lift from the ground floor lobby, leading out on to Cornhill / The Traverse. The property has been extensively re-decorated.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following net internal floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Hall, kitchen & stores	155.87	1,678
Store / office	38.28	412
Mezzanine	35.8	385
Total NIA	229.95	2,475

## Energy Performance Certificate

Rating: The property has an EPC rating of (C) 58. A copy of the EPC is available on our website.

## Services

We understand that mains water, gas, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

Interested parties are advised to make their own enquiries with the Local Planning Authority to the suitability of the intended use of the property.

## Rates

**Charging Authority:** West Suffolk  
**Description:** Hall and Premises  
**Rateable value:** £14,750 (2023 assessment)

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

£17,500 per annum exclusive

## Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the property.

## VAT

VAT will be charged in addition to the rent at the prevailing rate.

## Legal Costs

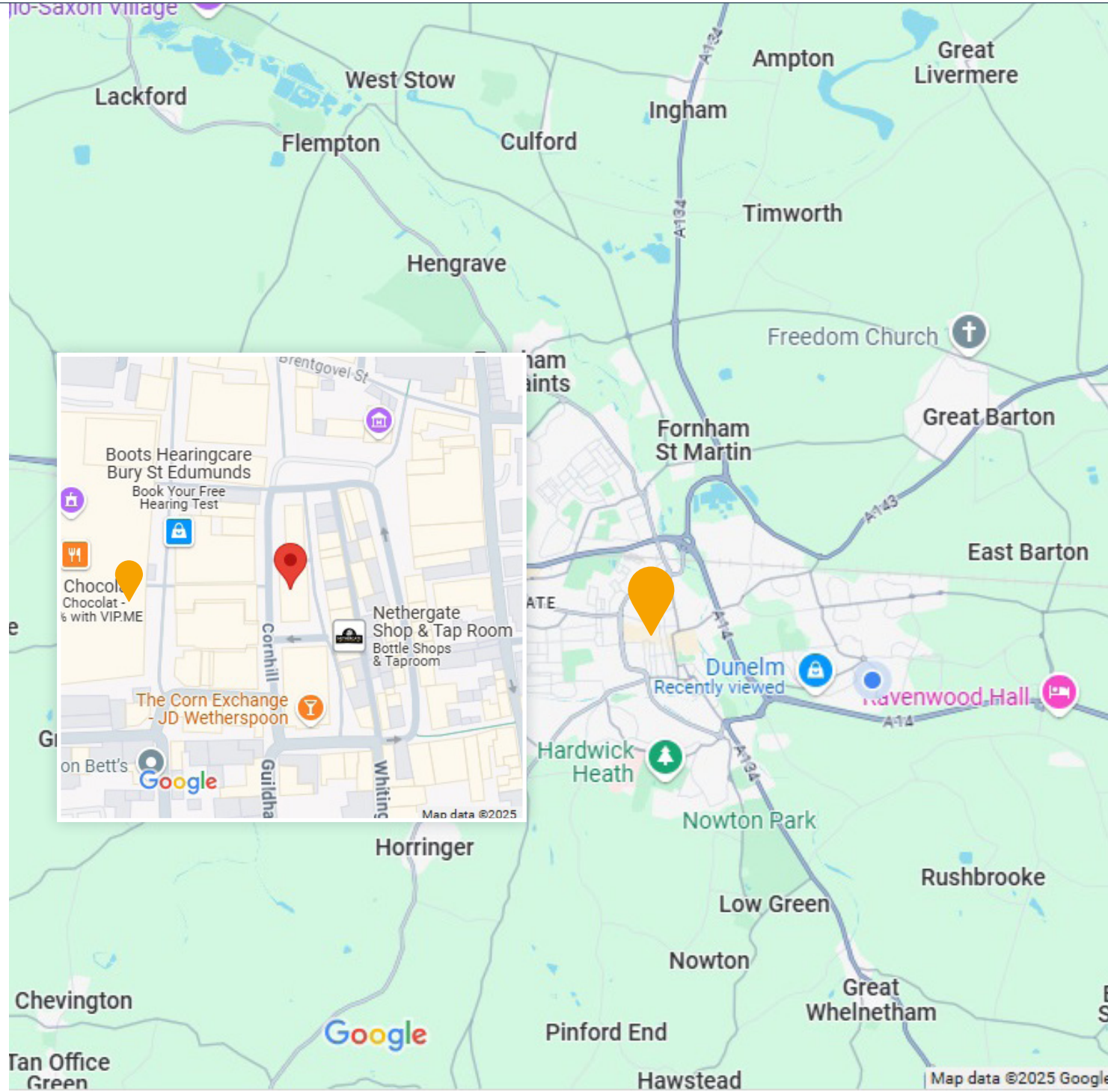
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

## Location

The property is located in a prominent position in the heart of Bury St Edmunds, accessed via a ground floor lobby from the Traverse, the property overlooks Cornhill, in one of the prime shopping areas with markets held on Wednesday's and Saturdays. Bury St Edmunds is an affluent market town with a good shopping catchment population situated in West Suffolk. Nearby occupiers include Sofas and Stuff, WH Smith and Boots.





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