



ROCHE

Retail

Bury St Edmunds

IP33 1DB (Subject to vacant possession)

7 Buttermarket

SHOP TO LET / FOR SALE

Location

Bury St Edmunds is a substantial regional town lying adjacent to the A14 with a population of 42,000. The town is known as a vibrant retail and tourist destination that draws upon a large catchment.

Situation

The property is located in a prime position adjacent to **Seasalt** and in close proximity to **Waterstones**, **White Stuff**, **M&S**, **Argos** etc. Retailers in the town include **Hobbs**, **Joules**, **Hotel Chocolate**, **Jigsaw** etc.

Accommodation

The property is arranged over three floors as follows:

Internal Width	15 ft 1in	4.6 m
Ground Floor Sales	604 sq ft	56.1 sq m
First Floor Sales	598 sq ft	55.6 sq m
Second Floor Ancillary	529 sq ft	49.1 sq m
Basement Storage	259 sq ft	24.1 sq m
Total	1990 sq ft	184.9 sq m

Tenure

The premises are available by way of a new full repairing and insuring lease for a term to be agreed, subject to five yearly upward only rent reviews, at an initial rental of **£37,500** per annum exclusive. Alternatively, our client would consider a disposal of the freehold for **£400,000**, plus VAT if applicable.

Legal Costs

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

Energy Performance Certificate

The property has an Energy Performance Rating of (TBC). A full copy of the certificate is available upon request.

Rates

The Valuation Office Agency website indicates that the 2017 Rateable Value is **£37,250**. This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from either St Edmundsbury Borough Council (01284 763233), or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Legal Costs

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

Plant and Equipment

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

Viewing

Strictly by appointment through the sole agents:

Roche Retail:

Contact: Adrian Fennell

Tel: 01603 756334

Email: adrian.fennell@rochesurveyors.co.uk

SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

Retail

01603 619876
www.rochesurveyors.co.uk

Bury St Edmunds

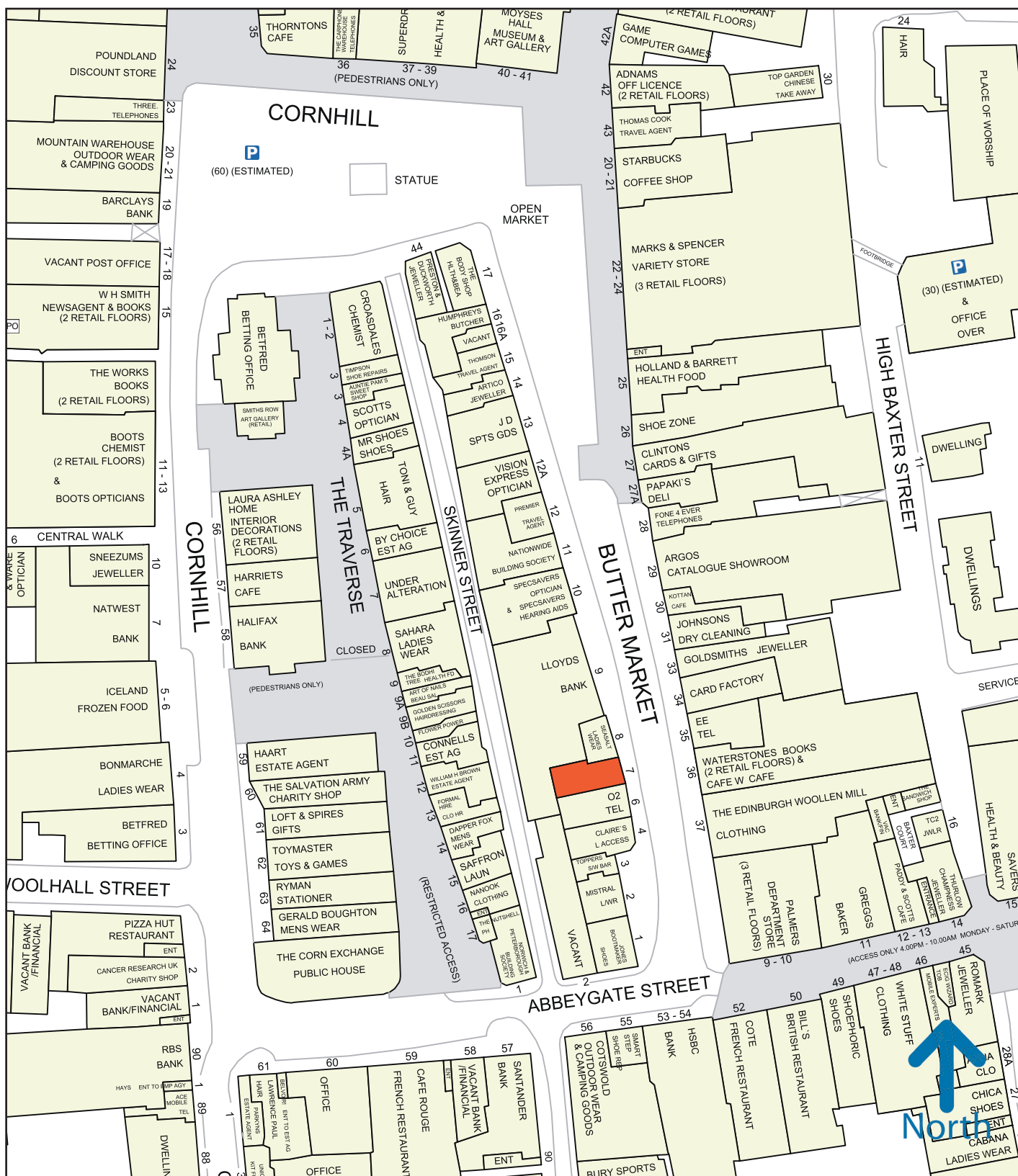
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