RETAIL PREMISES
TO LET
Bury St Edmunds

27 St Johns Street,
Bury St Edmunds, IP33 1SN

Rent: £9,750 per annum
- Town centre retail premises
- Ground floor plus cellar
- Decorated throughout

Size: 60.94sq m (656sq ft)
- Walking distance to bus and train station
- Available immediately

‘Voted by the Estates Gazette Most active agent in the East of England 2013 to 2017’
LOCATION
The property is situated along St John’s Street, an established and popular retail location in the heart of Bury St Edmunds town centre. St John’s Street is home to a variety of national and independent retailers, office occupiers and restaurants, and is within short walking distance of both the bus and railway stations. Bury St Edmunds is an affluent market town situated in West Suffolk, approximately 29 miles from Ipswich and 30 miles from Cambridge via the A14.

DESCRIPTION
The property is an attractive ground floor retail unit with frontage onto St John’s Street. The space has been decorated throughout and is currently partitioned to provide two treatment style rooms plus a reception. There is a small basement for some storage. Kitchen and WC’s are located to the rear of the property. The property was most recently used as a podiatrist.

FLOOR/SITE AREAS
Ground Floor: 48.66 sq m (524sq ft)
Basement: 12.28 sq m (132sq ft)
Total NIA: 60.94sq m (656sq ft)
All measurements are approximate.

SERVICES
Mains drainage, gas, electricity and water are believed to be connected to the property. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected, so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

BUSINESS RATES
The Rateable Value of the property is £8,300 and so it qualifies for small business rates relief. As the RV falls below £12,000, we can confirm that there should be no rates payable during 2018/19 for a UK registered business for which this will be its only occupied commercial premises. For non-qualifying businesses rates will normally be charged at 48p in the pound. Interested parties are advised to make their own enquiries directly with the local council.

SERVICE CHARGE
A service charge will be levied for the upkeep and maintenance of the communal areas of the estate.

LEASE
The property is available on a new lease for a term to be agreed.

LEGAL COSTS
Each party to bear their own legal costs. The ingoing tenant is to provide an undertaking in respect of the landlord’s abortive costs should they withdraw from negotiations once solicitors have been instructed.

EPC
This property has an EPC of E (111). A copy of the EPC is available on our website.

RENT
The rent is £9,750 per annum exclusive of VAT, service charge and all other outgoings.

VIEWING
Strictly by appointment with the agents:-

Barker Storey Matthews
Davies House, 4 Hillside Business Park, Kempson Way, Bury St Edmunds, Suffolk, IP32 7EA
Contact:
Steven Mudd sm@bsm.uk.com
(01284) 702655

Note: Barker Storey Matthews is the trading name of BSMH Ltd. Reg No. 2566342. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. NIA Refers to Net Internal Area. Where appropriate or stated IPMS 3 relates to the International Property Measurement Standards 1st Edition. A definition can be found at: www.ipmsc.org/standards/office