

**TRADE COUNTER / CAR SHOWROOM**

11 Greyfriars Road
Bury St. Edmunds, IP32 7DX

Trade Counter or Car showroom with side yard/vehicle display area

3,698 sq ft
(343.56 sq m)

- Providing a gross internal area of 3,698 sq ft
- Established trade counter location
- Side yard/parking/display area providing circa 4,000 sq ft
- Undergoing refurbishment
- Nearby occupiers include Topps Tiles, Brewers Paints, Wolsely, Desira Fiat & DFS

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Summary

Available Size	3,698 sq ft
Rent	£50,000 per annum
Business Rates	The property will require re-assessment by the VOA.
VAT	Applicable
Legal Fees	Each party to bear their own costs. The tenant will be required to make an undertaking for abortive legal costs.
Estate Charge	Further information available from the agents on request.
EPC Rating	C (54)

Description

Unit 10 Greyfriars Road comprise a modern detached warehouse / trade counter building of steel portal frame construction with brick and block walls to lower level and insulated profile cladding above and to the new profile steel clad insulated roof which incorporates translucent panel inserts.

The unit has a front forecourt and parking for approximately 10 vehicles. A side yard area of around 4,000 sq ft is included which has previously been used for vehicle display.

The building is currently undergoing refurbishment.

Location

The property is located on Greyfriars Road, Moreton Hall which is Bury St Edmunds premier business and out of town retail area situated on the eastern edge of the town less than 2 miles from the centre and adjacent to the A14.

Greyfriars Road is the most prominent and established trade counter estate in the town and is situated immediately opposite the St Edmundsbury Retail Park. Occupiers on Greyfriars Road include, Toolstation, Brewers Paints, Topps Tiles, Tile Giant, Plumbase & Plumb Centre. The wider Moreton Hall area includes many further out-of-town retailers, car showroom operators and national trade counters.

Accommodation

The accommodation comprises the following areas:

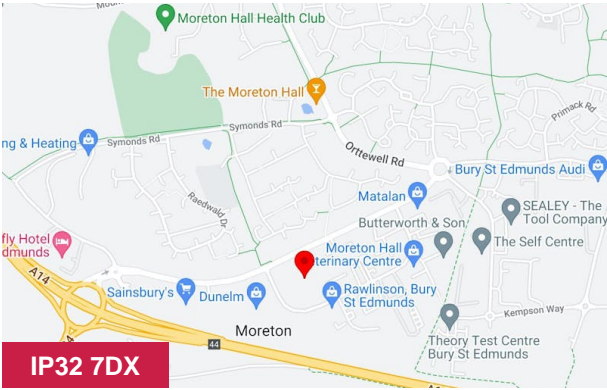
Name	sq ft	sq m
Unit - Warehouse/showroom	3,698	343.56
Total	3,698	343.56

Terms

Available on a new full repairing and insuring lease on terms to be agreed.

Viewings

Strictly by appointment with the joint sole letting agents Hazells (01284 702626) and Eddisons.



Viewing & Further Information



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