



**1A St. Johns Street**

Bury St. Edmunds, IP33 1SQ

## **Self Contained Retail Unit To Let**

**253 sq ft**  
(23.50 sq m)

- NIA of 253 sq ft (23.50 sq m)
- Attractive front decking area
- Suitable for a variety of uses within Class E
- Small Business Rates Relief available to qualifying occupiers
- Established retail location
- Available immediately

# 1A St. Johns Street, Bury St. Edmunds, IP33 1SQ

## Summary

<b>Available Size</b>	253 sq ft
<b>Rent</b>	£12,000 per annum
<b>Rates Payable</b>	£4,104 per annum Small Business Rates Relief available to qualifying occupiers.
<b>Rateable Value</b>	£9,500
<b>Service Charge</b>	N/A
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	Upon enquiry

## Description

The property forms part of a standalone building of brick and block construction beneath a pitched tiled roof, benefiting from a full-height timber-framed glazed shop frontage.

Unit 1a is a ground floor retail unit, well suited to a start-up or independent operator. The unit is open plan with plastered and painted walls, a vinyl floor covering, suspended fluorescent lighting and a WC to the rear. A decking area to the front of the unit provides an attractive feature, making the premises particularly well suited to a café or food and beverage operator, though a variety of uses within Class E are considered.

## Location

The premises occupy a prominent position on St Johns Street, at the southern end close to the junction with Brentgovel Street. The location sits within a short walking distance of Bury St Edmunds' primary retail core, including the Buttermarket and Cornhill shopping areas. St Johns Street is an established secondary retail pitch and benefits from good pedestrian flow serving both the town centre and surrounding residential areas.

## Accommodation

The accommodation comprises the following areas:

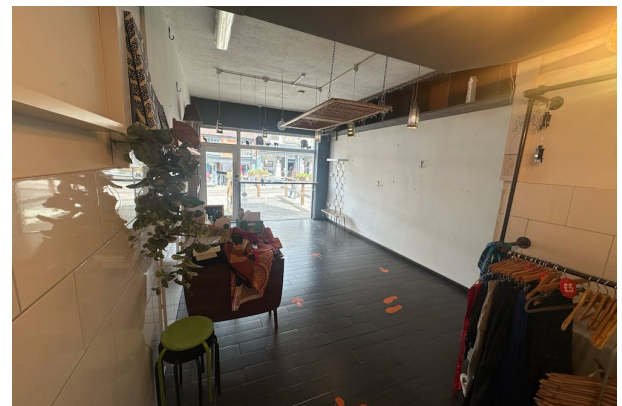
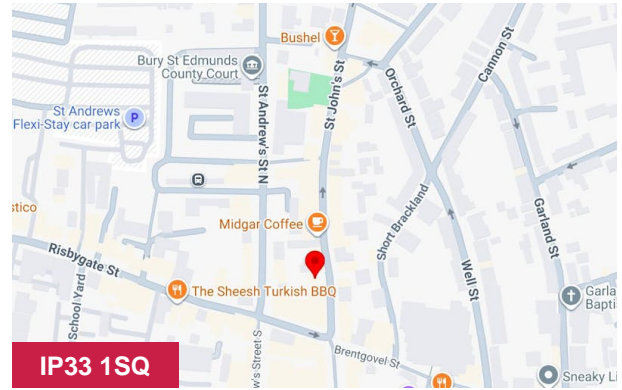
Name	sq ft	sq m	Availability
Ground - Sales area	253	23.50	Available
<b>Total</b>	<b>253</b>	<b>23.50</b>	

## Viewings

Strictly by appointment with sole agents Hazells 01284702626

## Terms

The property is available immediately on a new effective full repairing and insuring lease.



## Viewing & Further Information



**Adam Palombo**

01284702626

adam@hazells.co.uk



**Francis Britton**

01284 702626

francis@hazells.co.uk