



5 Stamford Court

Bury St. Edmunds, IP33 2DF

Neighbourhood retail parade unit To Let

497 sq ft
(46.17 sq m)

- Established neighbourhood parade with a variety of national and independent retailers
- Available from April 2026
- Small Business Rates Relief available to qualifying occupiers
- Prominent to Horringer Road
- Net Internal Area of 497 Sq Ft

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Summary

Available Size	497 sq ft
Rent	£15,000 per annum
Rates Payable	£5,489 per annum Based on new rates valuation from 1 April 2026
Rateable Value	£11,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Ad-hoc Estate Charge
EPC Rating	Upon enquiry

Description

The property comprises a mid-terrace retail unit located within a neighbourhood parade of national and independent retailers. The property is largely open plan with some partitioning separating the rear storage area from the main retail area, which could be opened up. The shop comprises a mix of timber boarding and exposed blockwork walls, washable tile flooring, suspended grid tile ceiling with light inserts, a mix of power sockets, and a small WC and sink to the rear.

Externally there is a tarmacadam loading area to the rear with customer parking to the front.

The property benefits from mains water, gas and electric.

Location

The property is located on Stamford Court which is a neighbourhood retail parade with prominence and good visibility to Horringer Road and the junction with Out Westgate.

The property is located within a largely residential area, but also within a close distance to the town centre. Other neighbouring shops include Tesco Express, a ladies hairdresser, a locksmith, butcher and coffee shop.

Accommodation

The accommodation comprises the following areas:

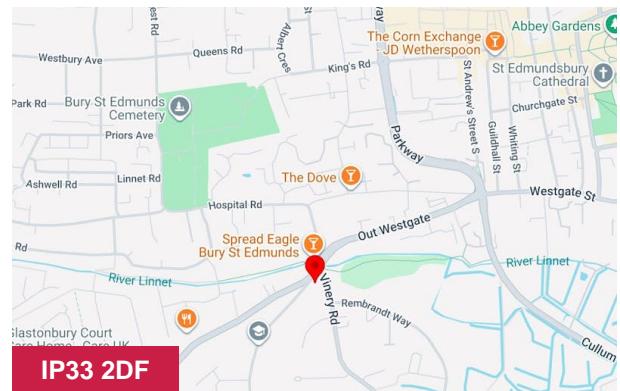
Name	sq ft	sq m	Availability
Ground	497	46.17	Available
Total	497	46.17	

Terms

The property is available on a new lease on terms to be agreed.

Planning

The property currently has consent under Class E. Other uses may be considered (subject to planning).



Viewing & Further Information



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