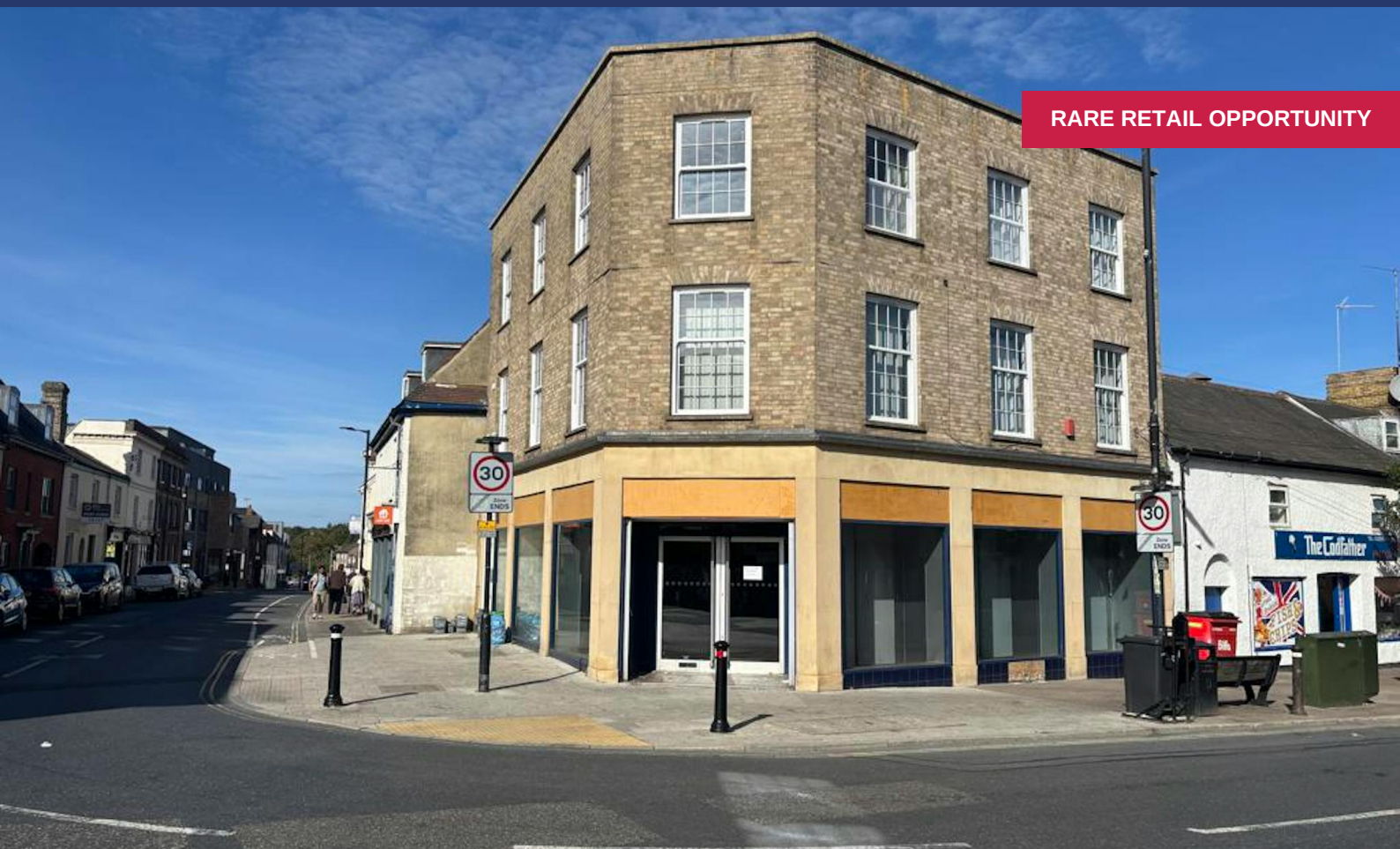




110 Risbygate Street

Bury St. Edmunds, IP33 3AA

Prominent town centre retail unit with return frontage to let

1,181 sq ft
(109.72 sq m)

- Return frontage on Risbygate Street and St Andrews Street North
- Popular town centre location
- Current fitout to be removed
- Full-height glazed display areas
- Double door front access

110 Risbygate Street, Bury St. Edmunds, IP33 3AA

Summary

Available Size	1,181 sq ft
Rent	£35,000 per annum
Rates Payable	£13,824 per annum
Rateable Value	£32,000
Service Charge	Service charge information TBC
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

110 Risbygate Street provides a rare opportunity for prominent retail space with return frontage. The property is of block and brick construction with a rendered ground floor frontage and benefits from 6 full-height display windows.

Internally the unit currently provides vinyl and carpeted floors, suspended ceilings with recessed fluorescent lighting and ceiling mounted air conditioning units. To the rear of the property, a hallway leads to ancillary storage, a kitchen, and three WCs.

The current tenant will be removing their fitout and future specification is to be confirmed.

Location

The property is located on Risbygate Street, a popular secondary retail area within Bury St Edmunds. This street is primarily occupied by independent retailers, cafes and food and beverage operators and sits within a short walk of the town's primary shopping areas.. Nearby occupiers include Tesco Express, Abbotts, Howden insurance and more.

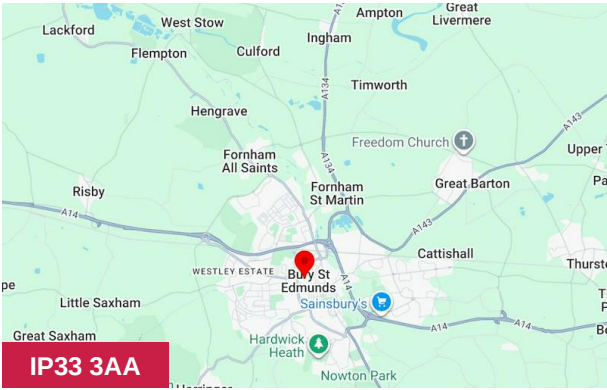
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales Area	989	91.88	Available
Ground - Ancillary	192	17.84	Available
Total	1,181	109.72	

Terms

Available on new lease terms to be agreed



Viewing & Further Information

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