Hazells

To Let / For Sale



3 Buttermarket

Bury St. Edmunds, IP33 1DB

Prime Town Centre Retail Starter Unit To Let

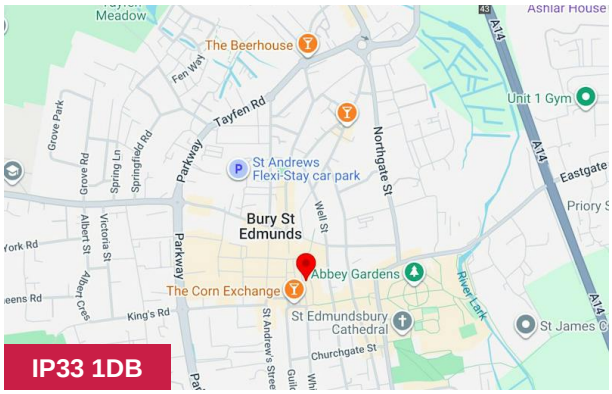
728 sq ft
(67.63 sq m)

- Prime Town Centre Location
- Available Immediately
- Ground Floor Sales Area of 204 Sq Ft
- Kitchen/Preparation Area in Basement
- Full Business Rates Relief to Qualifying Occupiers from 1 April 2027

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Summary

Available Size	728 sq ft
Rent	£17,000 per annum
Rates Payable	£4,870.50 per annum based on 2026 valuation
Rateable Value	£12,750
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (85)







Description

The property comprises a three storey retail unit plus basement. The ground floor provides open plan retail space with a small store and sink to the rear of the shop. The basement provides a fitted kitchen/preparation area with staff WC and shower facility. The first and second floors provide ancillary storage space.

Location

The property is located in one of the most desirable retail areas of Bury St Edmunds. Buttermarket is a popular retail street between the prime shopping areas of Cornhill (leading to the Arc) and Abbeygate Street.

Buttermarket has a number of local and national retailers. These include Marks and Spencer, Lloyds Bank, Hotter, Waterstones, O2 and Brook Taverner.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Basement	183	17	Available
Ground	218	20.25	Available
1st	198	18.39	Available
2nd	129	11.98	Available
Total	**728**	**67.62**	

Terms

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

A freehold sale may be considered and price is available on enquiry.

Viewing & Further Information



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