Hazells

To Let



3 Cornhill

Bury St. Edmunds, IP33 1BE

Town Centre Retail Unit With Return Frontage To Let

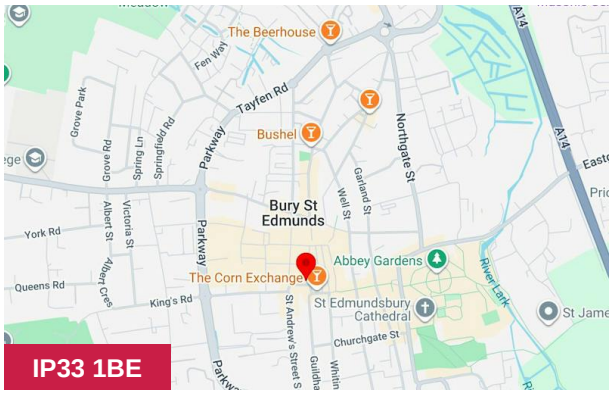
1,572 sq ft
(146.04 sq m)

- Prime Town Centre Location
- Excellent return frontage
- Available immediately
- Net Internal Area of 1,572 Sq Ft
- Suitable for a variety of uses

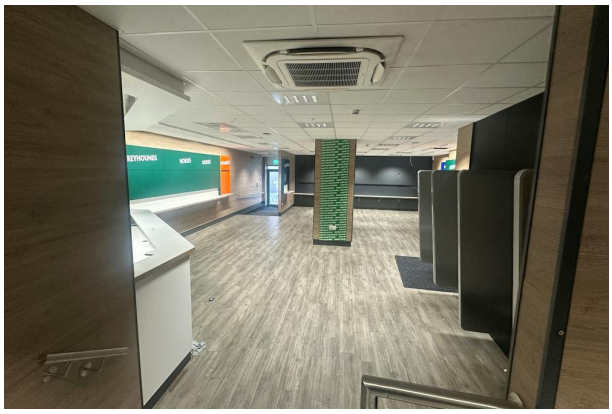
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Summary

Available Size	1,572 sq ft
Rent	£47,500 per annum
Rates Payable	£18,813.50 per annum based on 2026 valuation
Rateable Value	£49,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (41)







Description

The property comprises a good sized ground floor retail unit in a strong trading location of Bury St Edmunds town centre. The property further benefits from return frontage to Woolhall Street, as well as full height glazed frontage to Cornhill.

Internally the property is currently fitted out as open plan retail space with disabled customer WC to the rear, and a small staff ancillary and welfare space. It further benefits from comfort cooling and heating, suspended grid tile ceiling with LED light insert, and carpeted flooring. It is proposed that the property will be stripped out ready for a new occupiers fit out, but this is subject to discussion.

There is no external area or parking with the property, and the upper floors are separately occupied.

Location

The property is prominently situated on Cornhill which forms part of the prime shopping area of Bury St Edmunds. The premises is on the junction of Woolhall Street. Woolhall Street provides a pedestrian link to Waitrose supermarket and the Arc shopping centre.

Nearby occupiers include a number of local and national retailers and food operators including Iceland, Boots, Natwest, Wrights and Bon Marche.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,572	146.04	Available
Total	**1,572**	**146.04**	

Viewings

Viewings are to be arranged with the agents Hazells Chartered Surveyors.

Terms

The property is available on a new Effective FRI lease for a term of years to be agreed.

Viewing & Further Information



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