



22 Angel Hill

Bury St. Edmunds, IP33 1UZ

Town Centre Retail Unit To Let

326 sq ft
(30.29 sq m)

- Self Contained Town Centre Retail Unit
- Available from September 2025
- Small Business Rates Relief Available to Qualifying Occupier
- Prominently Positioned on the Junction of Angel Hill and Northgate Street

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Summary

Available Size	326 sq ft
Rent	£11,000 per annum
Rates Payable	£3,143.70 per annum based on 2023 valuation
Rateable Value	£6,300
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
BER Rating	Upon enquiry

Description

The property comprises a well presented, mid terrace, Grade II listed ground floor retail unit with basement. The shop benefits from a timber framed glazed sash display window to Angel Hill, laminate flooring, plastered and painted walls, strip and spot LED lighting and a small kitchenette and WC area to the rear.

The property is available from 1 September 2025.

Location

The subject property occupies a prominent position on the edge of the town centre on Angel Hill, opposite the junction with Northgate Street and in close proximity to the Abbey Gardens and Cathedral. Surrounding occupiers include a mix of retailers, public houses, offices and restaurants.

Bury St Edmunds is an attractive and affluent market town in West Suffolk. It has a thriving local economy and is supported by an active and busy tourist industry.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail	326	30.29	Available
Basement	210	19.51	Available
Total	536	49.80	



Viewing & Further Information



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