



FRANCIS  
**DARRAH**  
Chartered Surveyors

## PRIME TOWN CENTRE SHOP TO LET

**42/42A BUTTERMARKE  
BURY ST EDMUNDS, IP33 1DX**

### LOCATION

Bury St Edmunds is a thriving historic Suffolk town located approximately 29 miles east of Cambridge and 42 miles south of Norwich. The town enjoys good road communications being situated on the A14 providing access via the M6 to the Midlands and direct access to the East Coast ports.

The property is in a prime town centre location adjacent to **McDonalds** and **Adnams**. Other retailers nearby include **Starbucks**, **Marks & Spencer** and **Superdrug**.

### ACCOMMODATION

The premises comprise the following approximate dimensions and areas:-

<b>Internal Width:</b>	29'6" (max)	8.99 m
<b>Shop Depth:</b>	59'	17.98 m

<b>Ground Floor:</b>		
Sales	1,480 sq ft	137.49 sq m

<b>First Floor:</b>		
Sales/Storage	1,067 sq ft	99.12 sq m

### TENURE

The property is being offered by way of a new full repairing and insuring lease to expire in December 2023 at a commencing rental of **£67,500 pax** (plus VAT if applicable). A longer lease may be available by negotiation.

### RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £79,500 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

### ENERGY PERFORMANCE CERTIFICATE

Further details are available upon request.

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

### VIEWING

Strictly by appointment through sole agents:

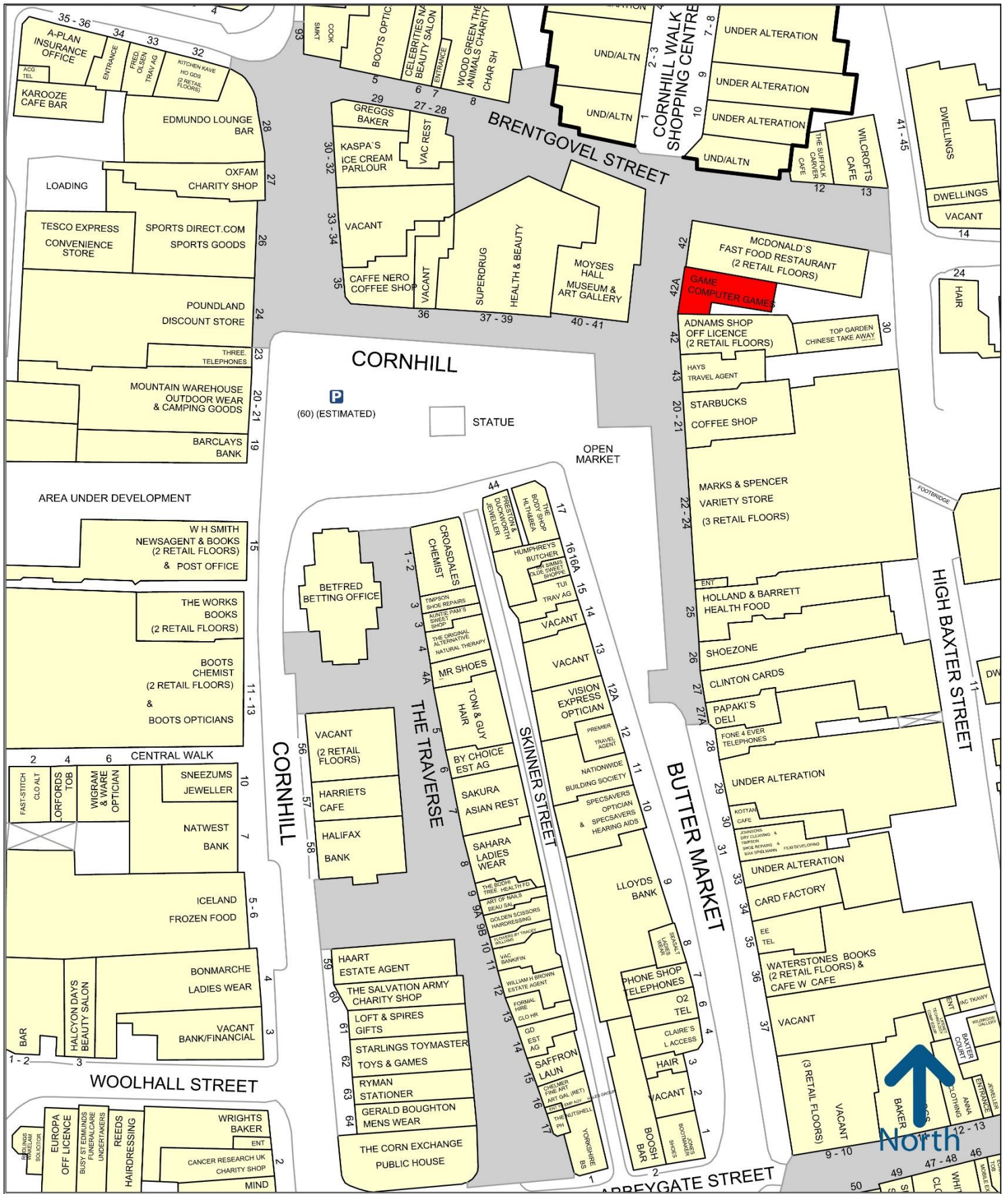
**Francis Darrah Chartered Surveyors**  
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### SUBJECT TO CONTRACT

May 2021

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RETAIL



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Francis Darrah for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof.