



FRANCIS
DARRAH
Chartered Surveyors

PRIME TOWN CENTRE SHOP TO LET



29 BUTTERMARKEt, BURY ST EDMUNDS, IP33 1DW

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 opposite **Specsavers**, **Lloyds Bank** and **Nationwide Building Society**. Other retailers nearby include **Marks & Spencer**, **Holland and Barrett**, **Shoe Zone**, **Clintons**, **Card Factory**, **Waterstones** and **Edinburgh Woollen Mill**.

ACCOMMODATION

The property provides well configured accommodation on 2 floors with the following approximate dimensions and areas: -

Gross Frontage:	26'	7.9 m
Internal Width: (max)	41'6"	12.7 m
Shop Depth:	110'	33.5 m

Ground Floor:

Sales	4,029 sq ft	374.3 sq m
-------	-------------	------------

First Floor:

Ancillary	1,245 sq ft	115.6 sq m
-----------	-------------	------------

The property has been refurbished and is available in shell specification.

TENURE

The property is being offered by way of a new full repairing and insuring lease for a length of term to be agreed at a commencing rental of **£75,000 pax** (plus VAT if applicable), subject to 5 yearly upward only rent reviews.

RATEABLE VALUE

The property has not been assessed for rates.

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 joint sole agents:

Francis Darrah Chartered Surveyors

Contact: Francis Darrah
Tel: 01603 666630
Email: francis@fdarrah.co.uk

Merrifields

Contact: Rowan Mason
Tel: 07415 950532
Email: Rowan@merrifields.co.uk

SUBJECT TO CONTRACT

August 2020

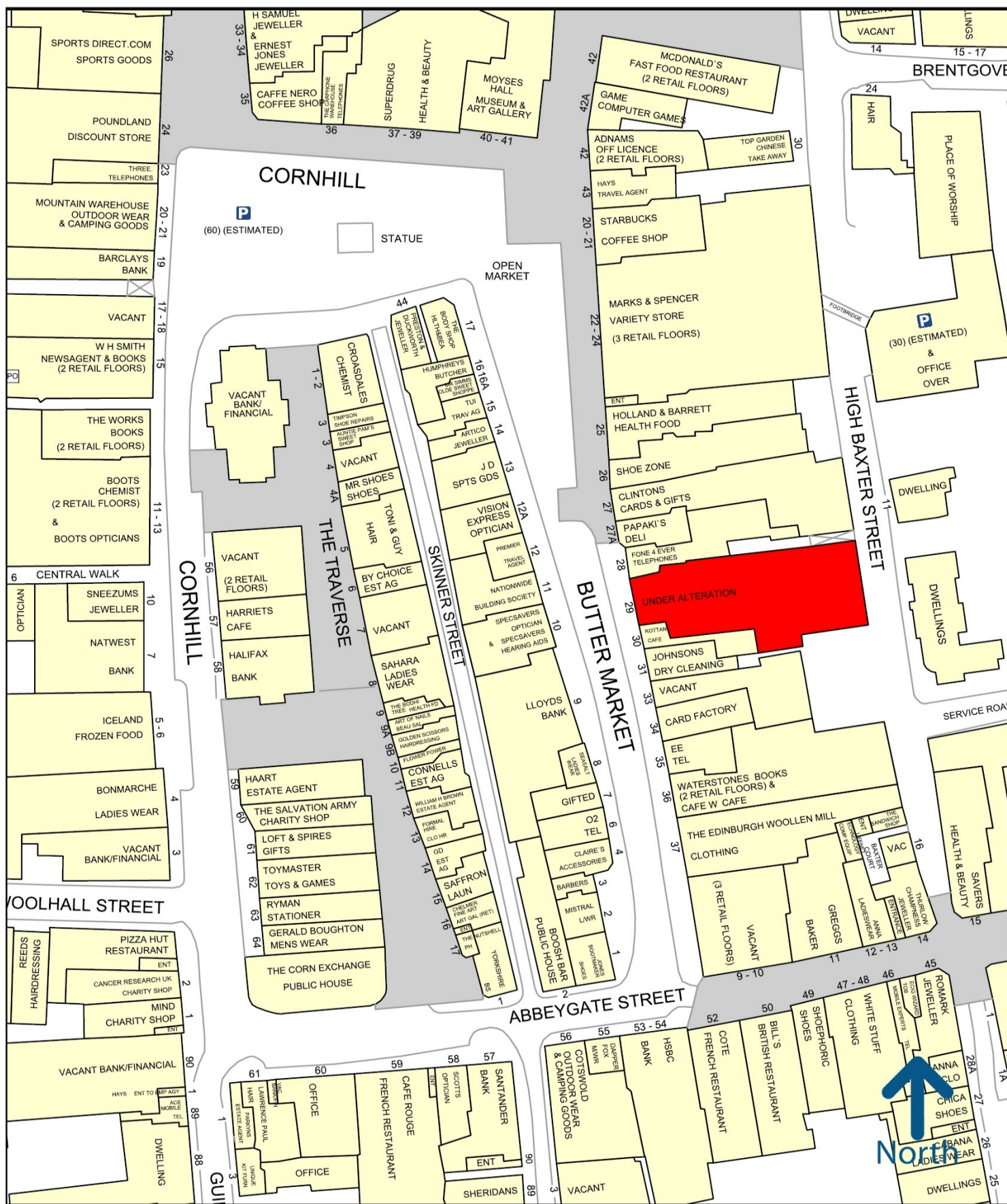
Tel 01603 666630

2 Redwell St, Norwich, NR2 4SE

Email: info@fdarrah.co.uk

www.francisdarrah.co.uk

RETAIL



Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Experian, Goad House, Salisbury Square, Hatfield, Hertfordshire, AL9 5BJ. Tel: 01707 636901 Fax: 01707 636907.

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.