

PRIME TOWN CENTRE SHOPS TO LET



17/18 CORNHILL BURY ST EDMUNDS, IP33 1DY

LOCATION

Bury St Edmunds is a prosperous, historic Suffolk market 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 located on Market Throughfare in a redevelopment of the town's former Post Office with frontages to Cornhill and to St Andrew's Street South.

Market Throughfare is the principal pedestrian link between Cornhill and The Arc Shopping Centre and the units will have extensive, glazed frontages to Market Thoroughfare.

ACCOMMODATION

The units will have the following areas and will be handed over in developer shell specification with shop fronts installed, ready to take the tenant's shop fit.

Unit 1:	1,410 sq ft	131 sq m
	(Frontage to St Andrew's Street South)	
Unit 2:	1,700 sq ft	158 sq m
	(Frontage to Cornhill)	

TENURE

The units are available to let on new leases for a length of term to be agreed from completion of the scheme, expected August 2022, on effectively full repairing and insuring terms, at the following rents, subject to 5 yearly upward only rent reviews:-

Unit 1	£50,000 pax (+ VAT if applicable)
Unit 2	£60,000 pax (+ VAT if applicable)

RATEABLE VALUE

To be assessed.

ENERGY PERFORMANCE CERTIFICATE

To be confirmed.

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

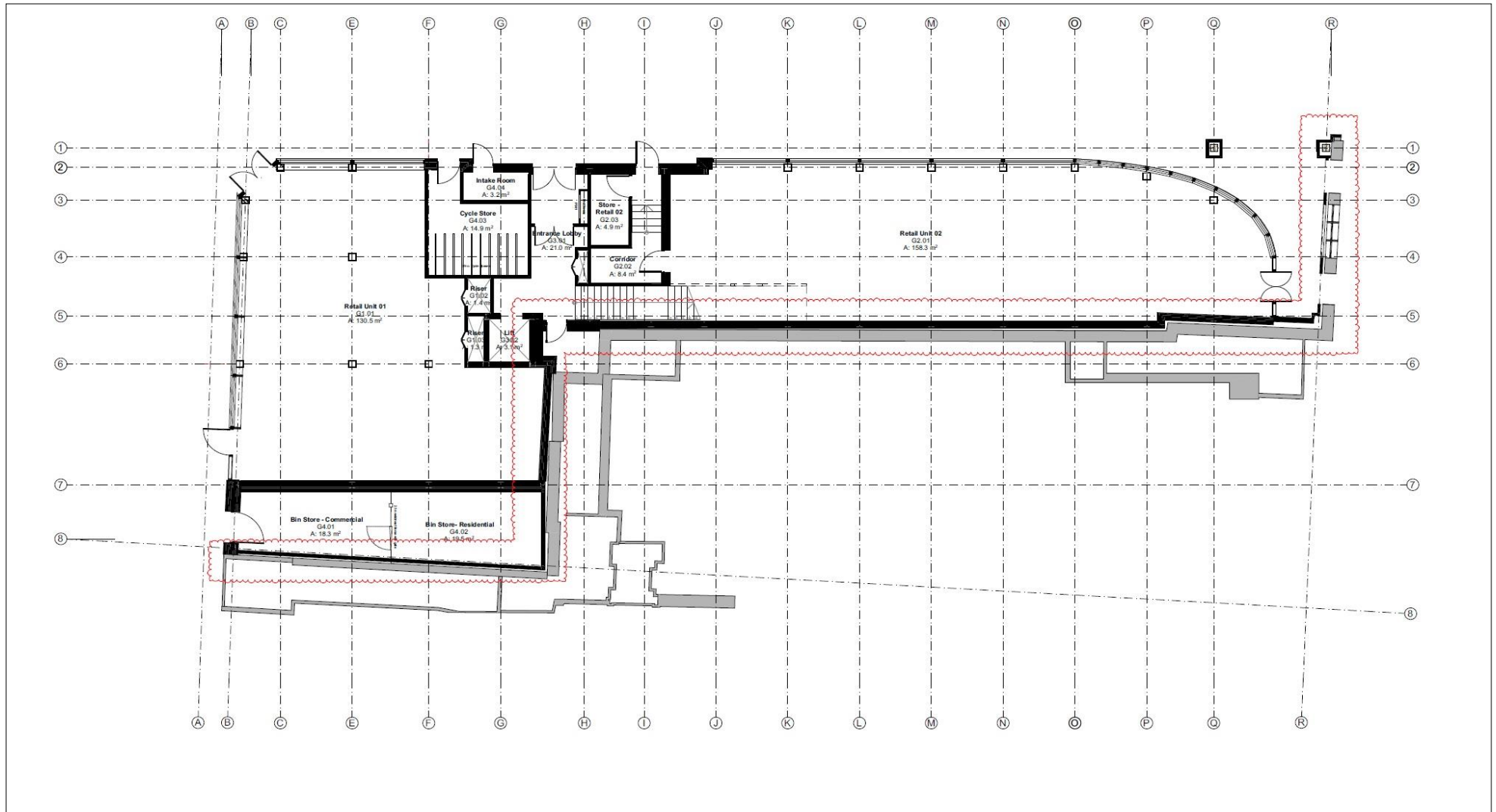
Contact: Francis Darrah
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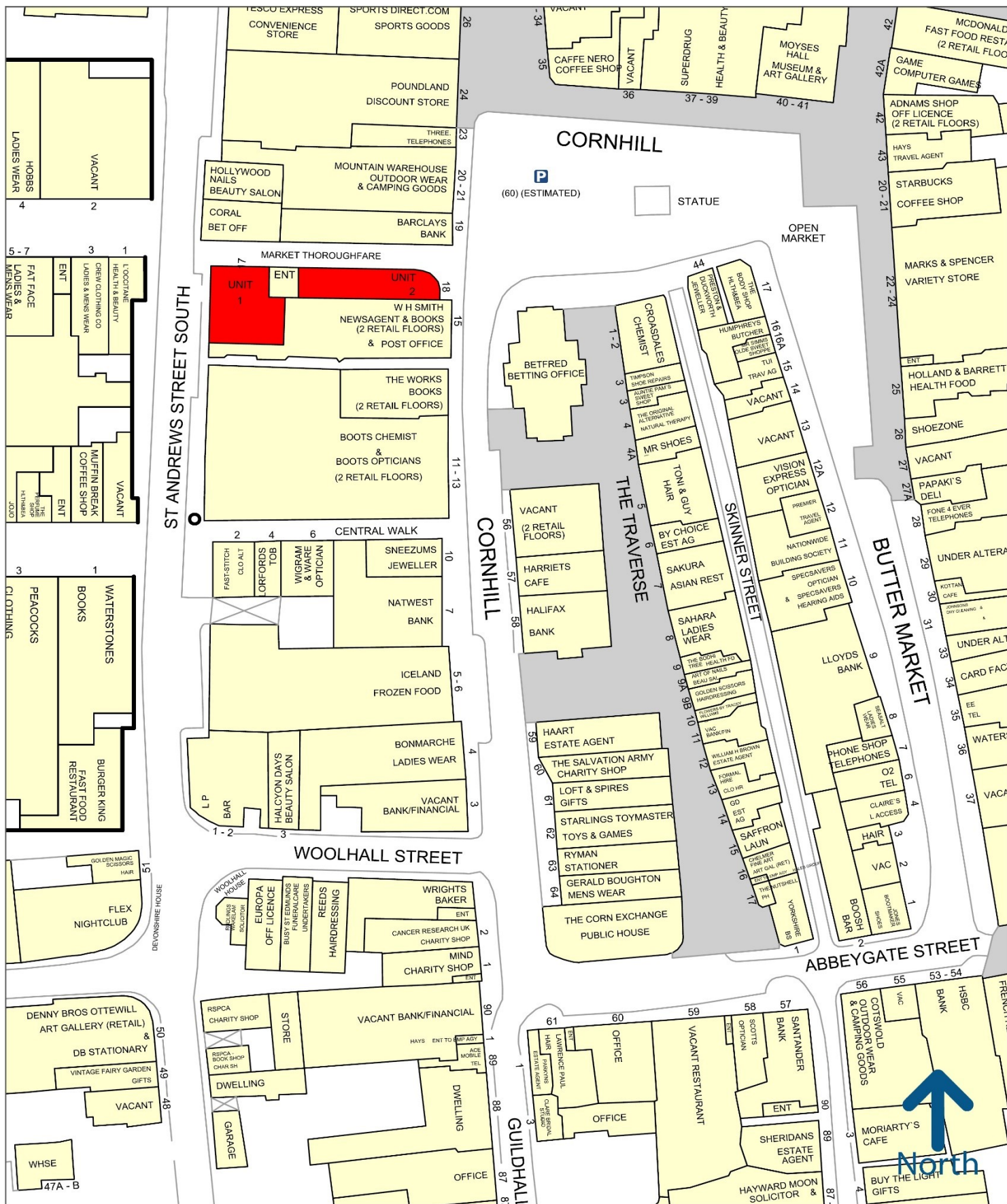
SUBJECT TO CONTRACT

May 2022

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