



PRIME TOWN CENTRE

SHOP TO LET NEWLY REFURIBSHED

30-31 CORNHILL, BURY ST EDMUNDS, IP33 1DY

LOCATION

Bury St Edmunds is a thriving 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 in a prime town centre location adjacent to **Greggs** and **H Samuel**, opposite **Edmundo Lounge** and close to numerous multiple retailers including **Sports Direct**, **Caffé Nero**, **Boots Opticians**, **3 Store**, **Mountain Warehouse** and **Superdrug**.

ACCOMMODATION

The property provides excellent, refurbished accommodation on ground, and first floors with the following approximate areas:-

Net Frontage	42'6	12.95 m
Shop Depth	67'	20.42 m
Ground Floor:		
Sales	1,900 sq ft	176.51 sq m
First Floor:		
Store	1,100 sq ft	102.19 sq m

TENURE

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

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a current rating assessment of **£52,000** with effect from 1 April 2023. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C. Further details are available upon request.

PLANNING

The property has recently been used as a café/restaurant and has the benefit of Class E planning consent.

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

Ratcliffes

Contact: Rupert Ratcliffe
Tel: 020 7629 4036
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SUBJECT TO CONTRACT

January 2026

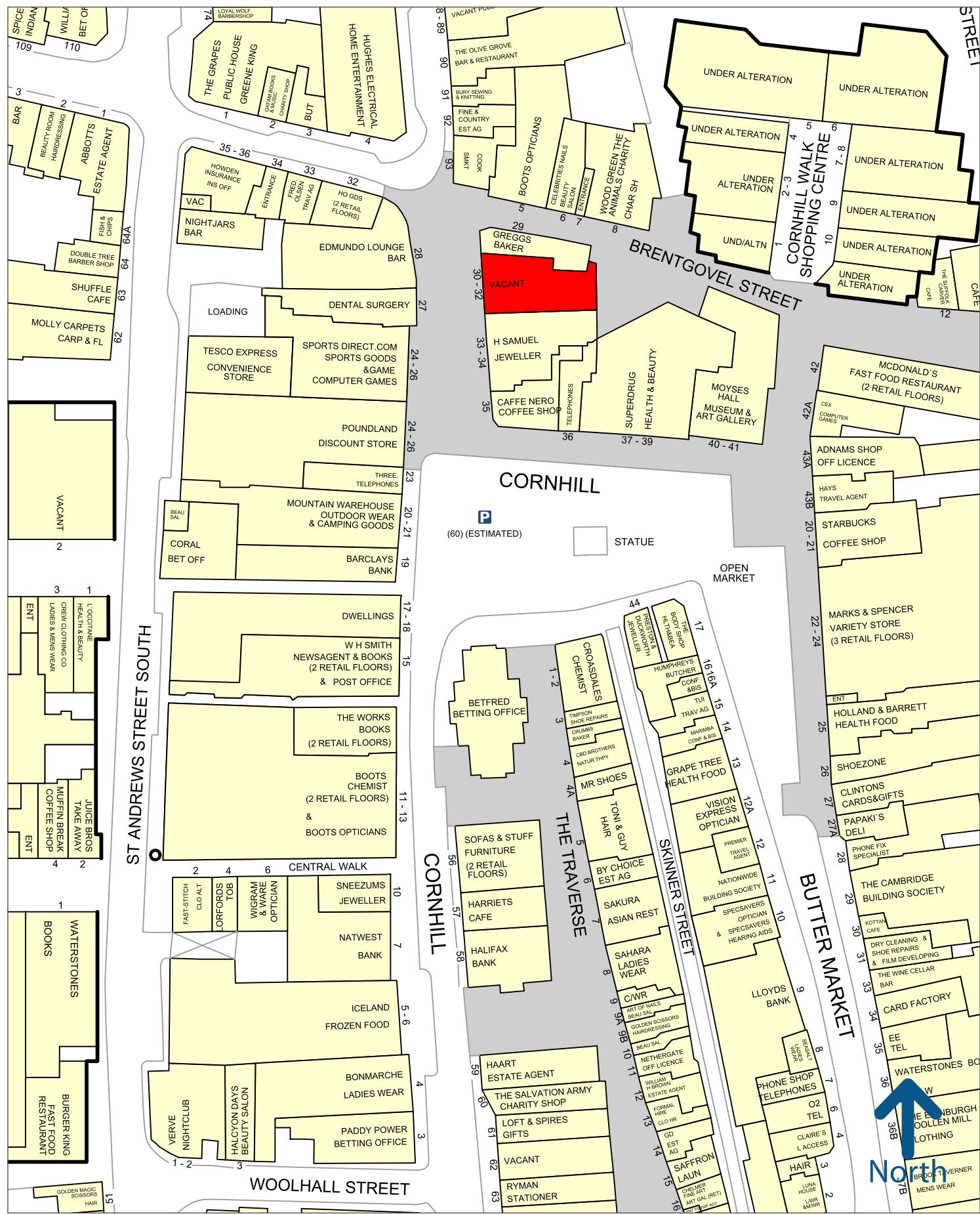
Francis Darrah Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to 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.

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Experian Goad Plan Created: 03/06/2025

Created By: Francis Darrah