

Birchall Steel Consultant Surveyors

LARGE RESTAURANT/RETAIL PREMISES WITH EXTENSIVE GLAZED FRONTAGE TO CHURCHGATE STREET



RESTAURANT/POTENTIAL SALES AREA APPROX. 1,711 SQ FT
BASEMENT APPROX. 180 SQ FT
50' WIDE SHOP FRONT WITH FULL HEIGHT GLAZING
CENTRAL LOCATION

43-45 Churchgate Street
Bury St Edmunds
Suffolk
IP33 1RG

TO LET ON A NEW LEASE

RENT £30,000 Per Annum Exclusive

Old Bakery Mews
6 King Street
Sudbury
Suffolk CO10 2EB

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LOCATION

Bury St Edmunds is nestled in the heart of West Suffolk, with the county town of Ipswich 27 miles southeast and the city of Cambridge being 28 miles to the west, via the A14.

Bury St Edmunds is an attractive and affluent market town with a population of around 35,000. It has a thriving local community in addition to attracting tourists to its many historic buildings including the St Edmundsbury Cathedral and the Abbey Gardens and ruins, both within a short walk from Churchgate Street, which runs parallel to Angel Hill.

DESCRIPTION

The premises comprise of a ground floor unit of an unlisted three storey building, with basement storage area and has most recently been used as a restaurant. The property comprises a ground floor predominantly open plan space currently used as a dining area with commercial kitchen to the rear. Under the new Use Classes order, this property would lend itself to a variety of uses including retail or professional services within the use class E.

Neighbouring occupiers include restaurants, hair salons, and a public house.

The accommodation provides the following but please note that all areas and dimensions are approximate:

Frontage: 50'

Depth: 64'

Sales/Restaurant: Open plan floor space of approximately 1,711 sq ft

Basement: Approximately 180 sq ft

Outside: There is a small service yard to the rear.

SERVICES Mains Water, Electricity (3 phase supply) and Drainage are connected.

RATES Rateable Value: £13,750

Multiplier: 49.9p

Note As the RV is less than £15,000, qualifying occupiers will be entitled to around 40% Small Business Rate Relief, reducing the liability to a nominal level.

TERMS

The premises are available to let from November 2022 on terms to be agreed.

RENT

£30,000 per annum exclusive

SERVICE CHARGE

A fair and reasonable service and management charge will be levied on the lessee to cover the upkeep of the common areas and external parts of the building.

VAT

The property is not elected for VAT

EPC

An EPC has been commissioned and will be available shortly

VIEWING

Strictly by prior appointment with joints agents:

Birchall Steel Ltd: 01787 883888

125.4

43-45 Churchgate Street BURY ST EDMUNDS IP33 1RG		Energy rating D
Valid until 1 May 2032	Certificate number 9542-7581-8616-6149-2802	
Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways	
Total floor area	184 square metres	

