



12 Market Place

Mildenhall, Bury St. Edmunds, IP28 7EF

Large Town Centre Retail Unit With First Floor

7,469 sq ft
(693.89 sq m)

- Prominent Town Centre Location
- Available from January 2024
- Close to national retailers
- Ground and first floor accomodation
- Suitable for Retail, Leisure or Other Class E Uses (stp)
- Rent on Application

12 Market Place, Mildenhall, Bury St. Edmunds, IP28 7EF

Summary

Available Size	7,469 sq ft
Rateable Value	£46,250 Based on 2023 valuation
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (73)

Location

Mildenhall is a busy market town with access from the A1101. The property is located in the heart of Mildenhall town centre on the northern side of Market Place Precinct and close to the main town centre car parks serving the High Street, close to national occupiers including Lloyds Pharmacy, Heron Foods, Scrivens Opticians, Card Factory, KFC, Dominos Pizza and Coral.

Description

The unit is of brick construction beneath a tiled mansard flat roof. Access into the unit is by way of a full height aluminium display window incorporating double entrance doors. There is a canopy over the entrance area.

Internally the retail area is arranged over ground and first floors with goods lift and ancillary storage to both floors. Toilets and a small kitchenette are located on the first floor. There is a central staircase providing customer access from the ground floor to the first floor retail space. The retail areas have carpeted floors whilst ancillary areas have concrete or vinyl floors. There is fluorescent strip lighting throughout. A rear goods door is provided from a small shared exterior loading yard.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales Area	3,602	334.64	Available
Ground - Ancillary	471	43.76	Available
1st - Sales	2,382	221.30	Available
1st - Ancillary	1,014	94.20	Available
Total	7,469	693.90	

VAT

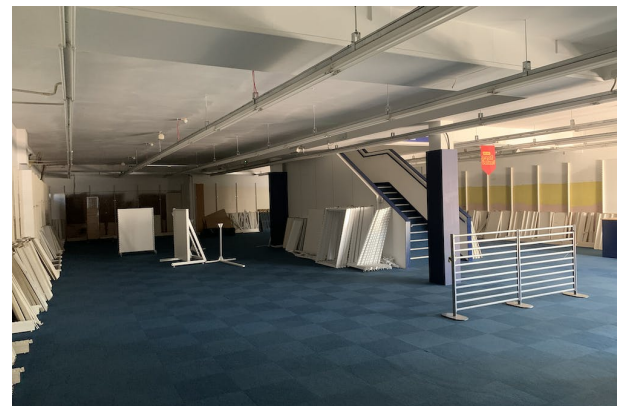
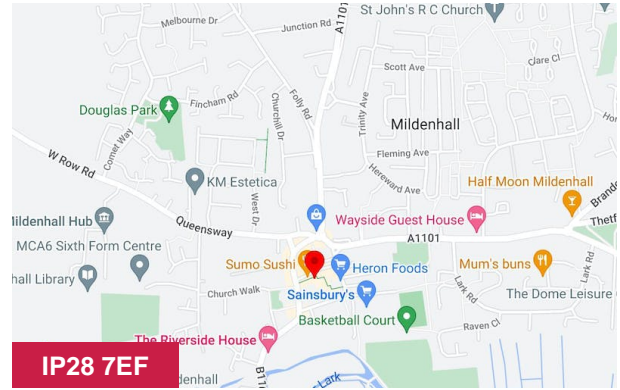
All figures quotes are subject to VAT at the prevailing rate.

Service Charge

The unit is subject to a service charge to cover the costs of maintenance and upkeep of the Precinct's walkways, landscaping and Common Areas. Further details are available from the agents. The service charge for the year up to 31/12/2023 is £8,358 per annum plus VAT

Planning

The unit currently has Class E (Retail) consent but other uses may be considered by the Landlord subject to consent and any consents from the Local Authority.



Viewing & Further Information



Richard Pyatt

01284 702626 | 07717758492

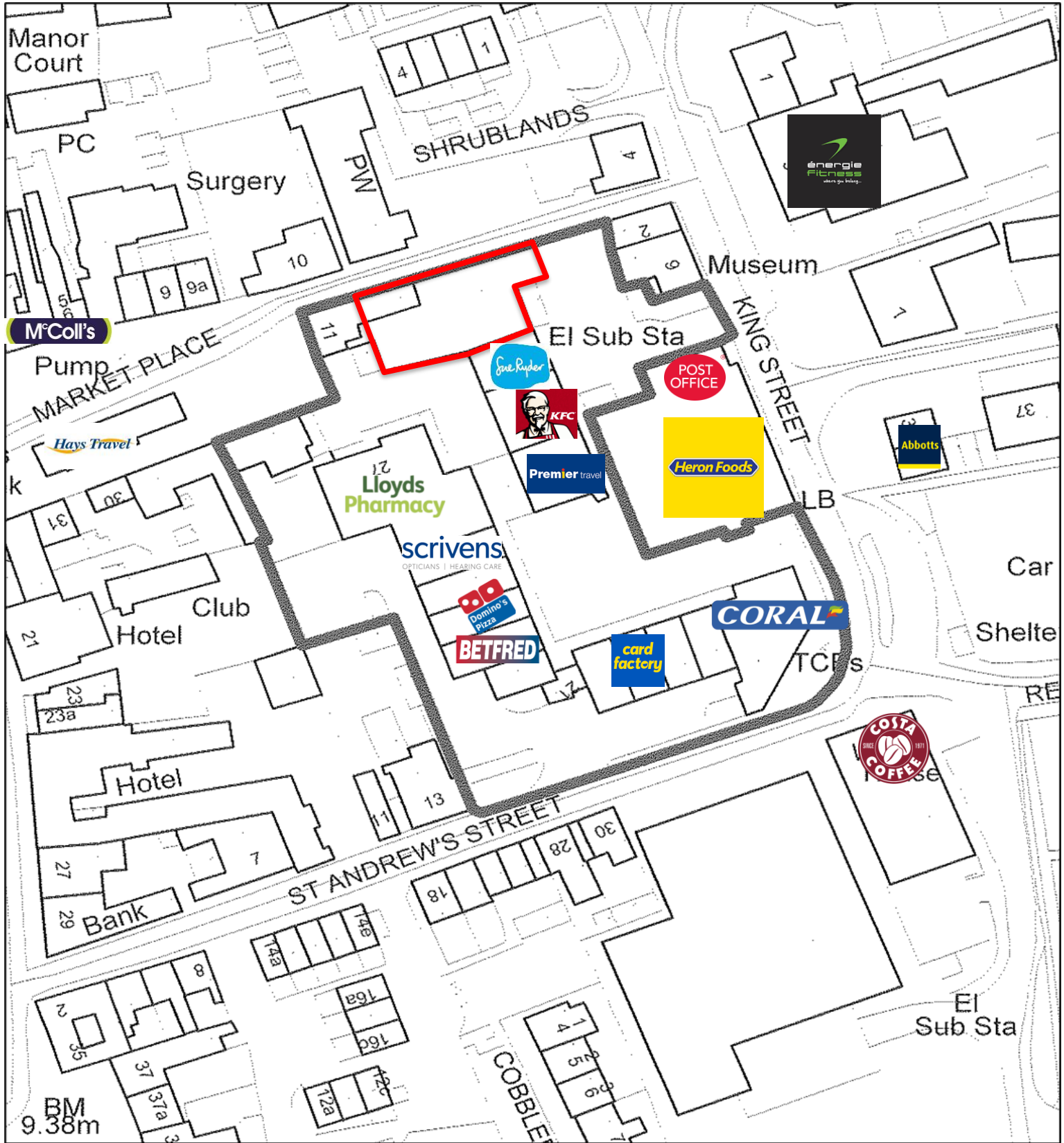
richard@hazells.co.uk



Francis Britton

01284 702626

francis@hazells.co.uk



Hazells is a trading name of Hazells & Co (BSE) Ltd. Registered in England No. 6279351

NOTE: Hazells for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Hazells has any authority to make or give any representation or warranty whatever in relation to this property.

