



9 Guildhall Street

Bury St. Edmunds, IP33 1PR

Grade II Listed town centre retail/office building

2,350 sq ft
(218.32 sq m)

- Providing a total net area of 2,351 sq ft (217 sq m)
- Ground floor sales area of approx. 1,139 sq ft (105 sq m)
- Attractive town centre building
- Situated in the professional heart of the town centre
- Suitable for a variety of retail, office, leisure or commercial uses (STP)

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Summary

Available Size	2,350 sq ft
Rent	£26,000 per annum
Rates Payable	£11,392 per annum
Rateable Value	£22,250
VAT	Applicable
Legal Fees	Each party to bear their own costs. The Tenant is to provide an undertaking for abortive legal costs.
EPC Rating	Upon Enquiry

Description

The property comprises an attractive Grade II listed building set over ground, first, second and basement floors. The internal accommodation includes a generous open plan ground floor sales/office area with excellent window frontage to Guildhall Street. A single WC and cupboard store are also provided. The first floor provides cellular office rooms and a kitchen. Further offices and a WC are provided on the second floor. The basement provides ancillary storage.

Location

The property is prominently positioned on Guildhall Street close to the main retail areas of the town centre. Nearby occupiers include Jackson Stops, Bedfords and Greene & Greene solicitors as well as a mix of small independent retailers, businesses and residential occupiers.

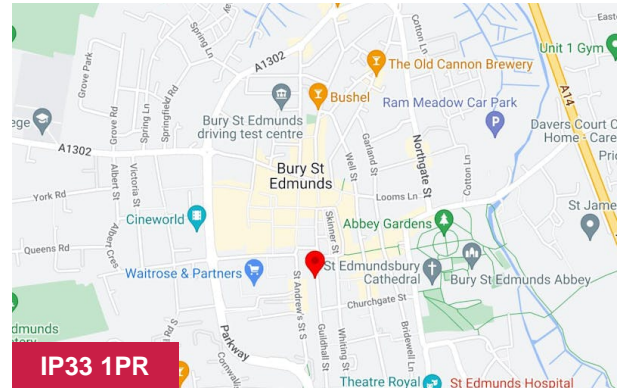
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales office/Retail & ancillary	1,139	105.82
1st - Office & ancillary	618	57.41
2nd - Office & ancillary	363	33.72
Basement - Stores	230	21.37
Total	2,350	218.32

Terms

Available on a new lease on terms to be agreed.



Viewing & Further Information



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