



**25 Abbeygate Street**

Bury St. Edmunds, IP33 1UN

## Prominent Town Centre Retail Unit To Let

**910 sq ft**  
(84.54 sq m)

- Excellent location on the historic Abbeygate Street
- Retail unit with glazed return frontage
- Available from August 2024
- Ground Floor Sales Area of 791 sq ft
- Close to Abbey Gardens, tourist hotspots and other national retailers

# 25 Abbeygate Street, Bury St. Edmunds, IP33 1UN

## Summary

<b>Available Size</b>	910 sq ft
<b>Rent</b>	£36,000.00 per annum
<b>Rateable Value</b>	£33,750 based on 2023 valuation
<b>Service Charge</b>	£2,137.16 per annum
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs. The Landlord will require an undertaking from the ingoing tenant for abortive costs, totalling £2,000+ VAT
<b>EPC Rating</b>	Upon enquiry

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales Area	791	73.49	Available
Ground - Ancilliary	119	11.06	Available
Basement	696	64.66	Available
<b>Total</b>	<b>1,606</b>	<b>149.21</b>	

## Description

The property comprises a ground floor retail unit with ancillary office, stores and basement storage. There is a glazed return frontage to both Abbeygate Street and Lower Baxter Street. The current internal configuration benefits from plastered and painted walls, suspended ceiling with spotlighting throughout, wood effect flooring and heating/cooling via ceiling mounted cassette units.

## Location

Bury St Edmunds is an attractive and affluent market town. The subject property is prominently located on the historic Abbeygate Street, which is one of the towns most desirable and central retail locations and close to major national and local occupiers including Savers, Pizza Express, Caffè Nero, Cote Brasserie, Javelin and Cancer Research as well as being within a minutes walk from the Abbey Gardens and other tourist hotspots.

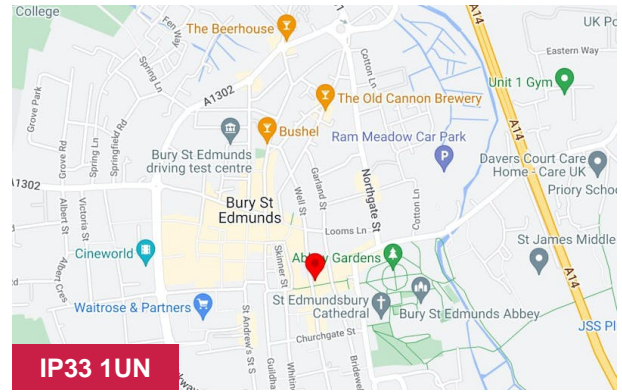
See the following link to see the location of the shop within the town centre - <https://www.ourburystedmunds.com/map/>

## Terms

The property is available by way of a new effective full repairing lease.

## Viewings

Viewings are by appointment only with the sole agents - Hazells Chartered Surveyors



## Viewing & Further Information



**Francis Britton**

01284 702626

francis@hazells.co.uk



**Jonathan Lloyd**

01284 702626

jonathan@hazells.co.uk