

**FOR
SALE**

Prime Town Centre Retail Unit

2,428 sq ft (225.6 sq m)



Summary

- Rare opportunity to purchase a prime town centre retail property with vacant possession and parking
- Prime location with frontage to Cornhill and a long return frontage to Central Walk, which links to the Arc shopping centre
- Providing net ground floor sales of 1,210 sq ft (112.45 sq m)
- Basement floor providing further 1,218 sq ft (113.2 sq m)
- Bury St Edmunds is an affluent and attractive market town
- VAT is not chargeable on the purchase price
- Asking price £625,000
- Suitable for investors and owner occupiers

Location

Bury St Edmunds is an affluent and attractive market town and the administrative, commercial and cultural centre for West Suffolk. The town is located approximately 26 miles east of Cambridge, 36 miles south-west of Norwich and 23 miles north-west of Ipswich. It has a primary catchment population of 257,000 people and a population of 41,291 (2021 census). The town is a significant retail and leisure destination for the western and wider region of Suffolk.

The town has excellent road and rail communications being located on the A14 providing direct access to the M11 and A12 and with regular trains to London Kings Cross and Liverpool Street. Stansted airport is within a 45 minute drive.

The property is located within the heart of the town centre forming part of the prime shopping area of Cornhill and Buttermarket. It is located at the entrance to Central Walk which is the principal link between the traditional retail areas of the town and the Arc shopping centre and main public car parks. Nearby occupiers include Boots, WH Smith, Bet Fred, Mountain Warehouse, Nat West bank and Primark.



Description

The freehold comprises the ground and basement floors set within a larger building occupied by Nat West. In addition there is the right to park two cars and have use of the rear loading yard. There is a main ground floor sales floor with full height glazed aluminium shop fronts to both Cornhill and Central Walk, with customer access from both frontages. The basement provides good accommodation and has potential for a variety of uses including sales, stores and ancillary uses. The basement benefits from a separate stair and small goods hoist providing direct access to the rear service yard/parking area.

Accommodation

Floor	Use	Approx Sq Ft	Approx Sq M
Ground	Sales	1,210	112.45
Basement	Sales/stores/Anc	1,218	113.19
	Toilets	-	-
Total Net Internal Floor Area		2,428	225.64

Tenure

The property is being sold freehold with vacant possession. Title information is available from the selling agents.

VAT

The property is not elected for VAT.

Rateable Value

The VOA website confirms that the property has a rateable value of £37,750.

Energy Performance Certificate

Energy Rating and Score 82- D

Price

£625,000 (six hundred and twenty-five thousand pounds)

Anti Money Laundering

The proposed buyer will be required to provide proof of identity and address to the selling agent prior to instructing solicitors. Proof of funding will also be required.

Legal Costs

The buyer will be required to provide an undertaking to pay the seller's legal costs should they not proceed with the purchase once solicitors have been instructed. Each party will pay their own legal costs upon satisfactory completion.

Contact Details

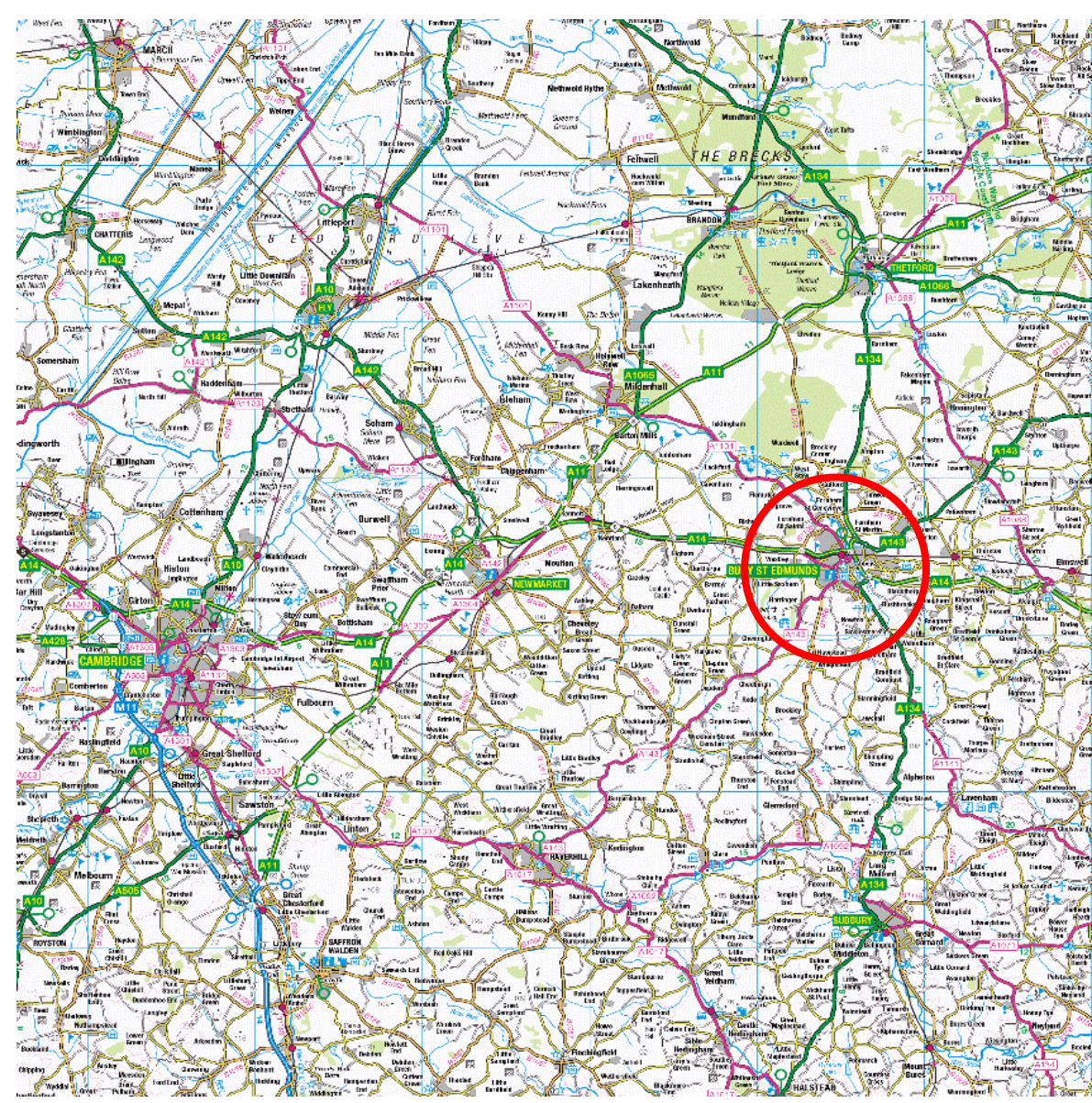
For further information please contact:

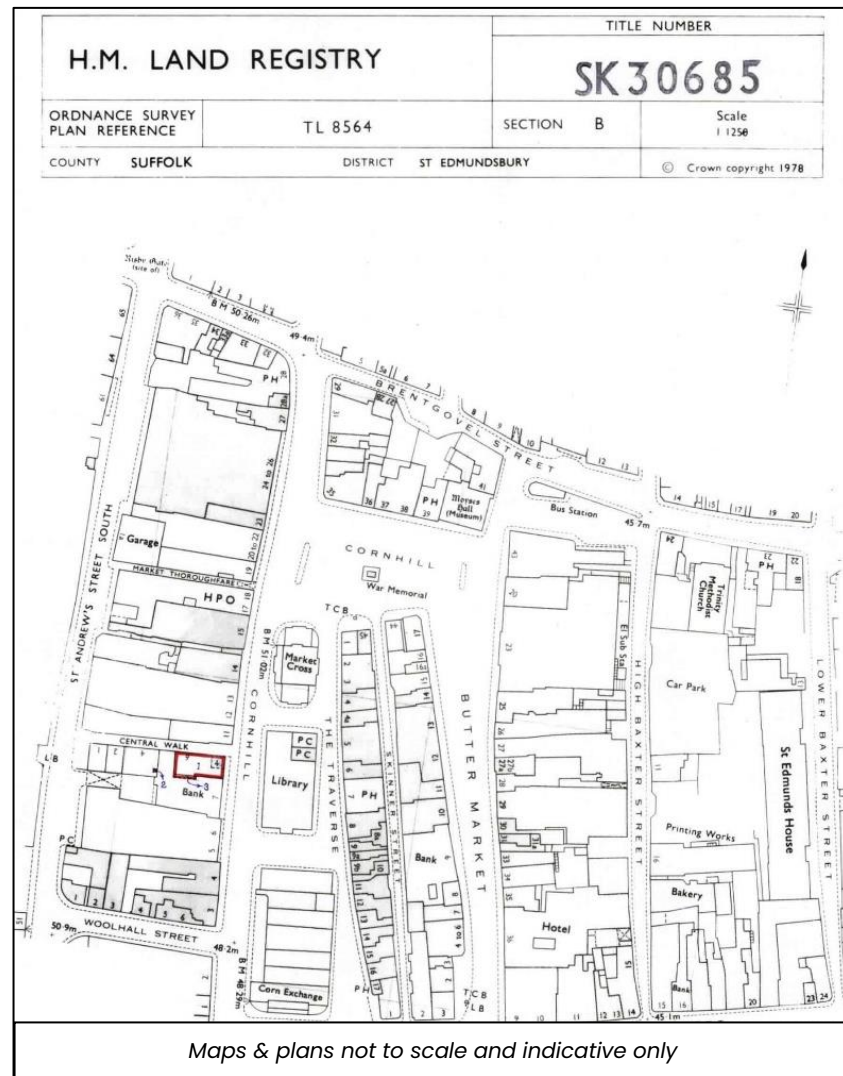
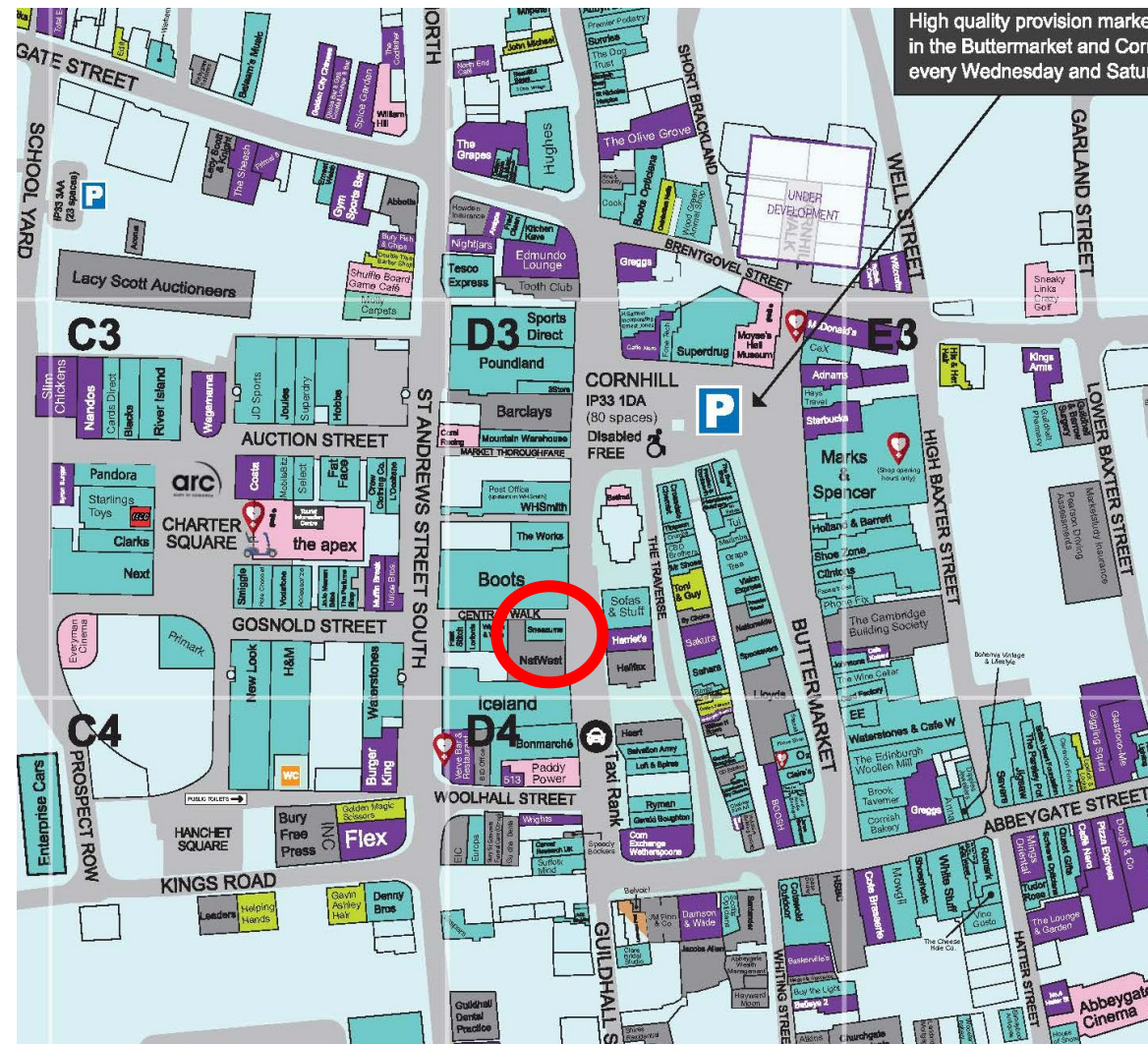
Jonathan Lloyd jonathan@hazells.co.uk

Richard Pyatt richard@hazells.co.uk

Tel: 01284 702626







Published July 2024 - 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 given 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.