

**NEW TOWN CENTRE RETAIL UNIT (STP)**

## Mildenhall Bus Station

King Street, Mildenhall, Bury St. Edmunds, IP28 7EZ

**Prominent former ticket office. To be reconfigured to provide self contained commercial unit suitable for variety of Class E uses (stp)**

**1,356 sq ft**  
(125.98 sq m)

- Providing a proposed gross internal area of 1,356 sq ft (126 sq m)
- Unit to be reconfigured subject to planning
- Highly prominent town centre position
- Immediately opposite Sainsburys, Costa and B&M
- Suitable for retail, leisure or a variety of Class E uses (stp)
- Expressions of interest sought

# Mildenhall Bus Station, King Street, Mildenhall, Bury St. Edmunds, IP28 7EZ

## Summary

Available Size	1,356 sq ft
Rent	Rent on application
Business Rates	To be confirmed
Service Charge	N/A
VAT	Applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs. A contribution of £350 + VAT will be required from the ingoing tenant.
EPC Rating	Upon enquiry

## Description

The property comprises part of a former bus station information and ticket office. The building is an attractive, octagonal shape and provides ground floor accommodation with extensive frontage to King Street.

The internal accommodation is to be reconfigured to provide a self contained commercial/retail unit (subject to planning). The unit will be finished to a shell & core standard including newly floor screed, new wall linings and shop front glazing and otherwise ready for occupier fit out. Please see the indicative layout plan provided for more information.

## Location

The property is prominently positioned on the corner of King Street and Recreation Way in Mildenhall town centre. The building is immediately adjacent to the bus station, opposite Sainsburys, Costa and B&M stores. The towns car parks are within a short walk and the property benefits from good footfall and traffic movement due to its prominent position.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Ground	1,356	125.98	Available
<b>Total</b>	<b>1,356</b>	<b>125.98</b>	

## Viewings

Viewings by appointed with the sole letting agents Hazells. Call 01284 702626

## Terms

The property is available on a pre-let basis on terms to be agreed.

## Planning

The property currently has a sui generis planning consent for bus station purposes. It is considered that uses within Class E will be suitable but will require a change of use application. Interested parties will need to seek planning advice for their proposed change of use. Uses including the sale of alcohol or food retail (grocery & convenience) will be prohibited.



## Viewing & Further Information



**Richard Pyatt**

01284 702626 | 07717758492

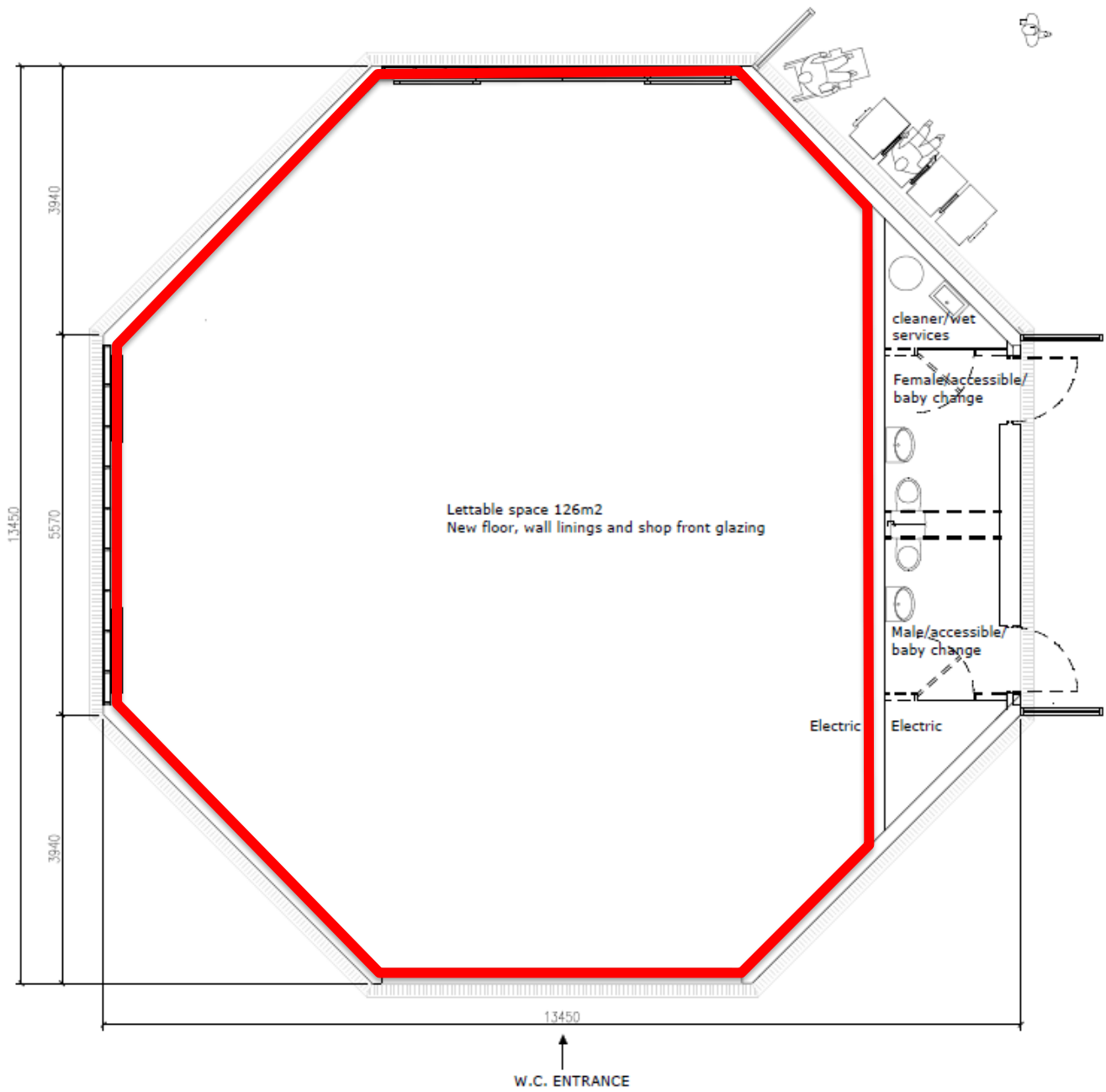
richard@hazells.co.uk



**Francis Britton**

01284 702626

francis@hazells.co.uk



**FLOOR PLAN**  
SCALE 1:50

New indicative layout – not to scale



Not to scale and for identification purposes only

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.