

BEST TRADE COUNTER LOCATION IN BURY ST. EDMUNDS

- Prime trade counter unit on established trade counter estate
- Providing approximately 3,903 sq ft (362.6 sq m)
- National, as well as local, trade counter operators nearby
- Recently refurbished, including new roof, new LED lights & estate wide cladding refurbishment
- Situated on the most prominent trade counter estate in Bury St Edmunds
- Less than 1 mile from the nearest junction onto the A14 and within 2 miles of the Town Centre



Location

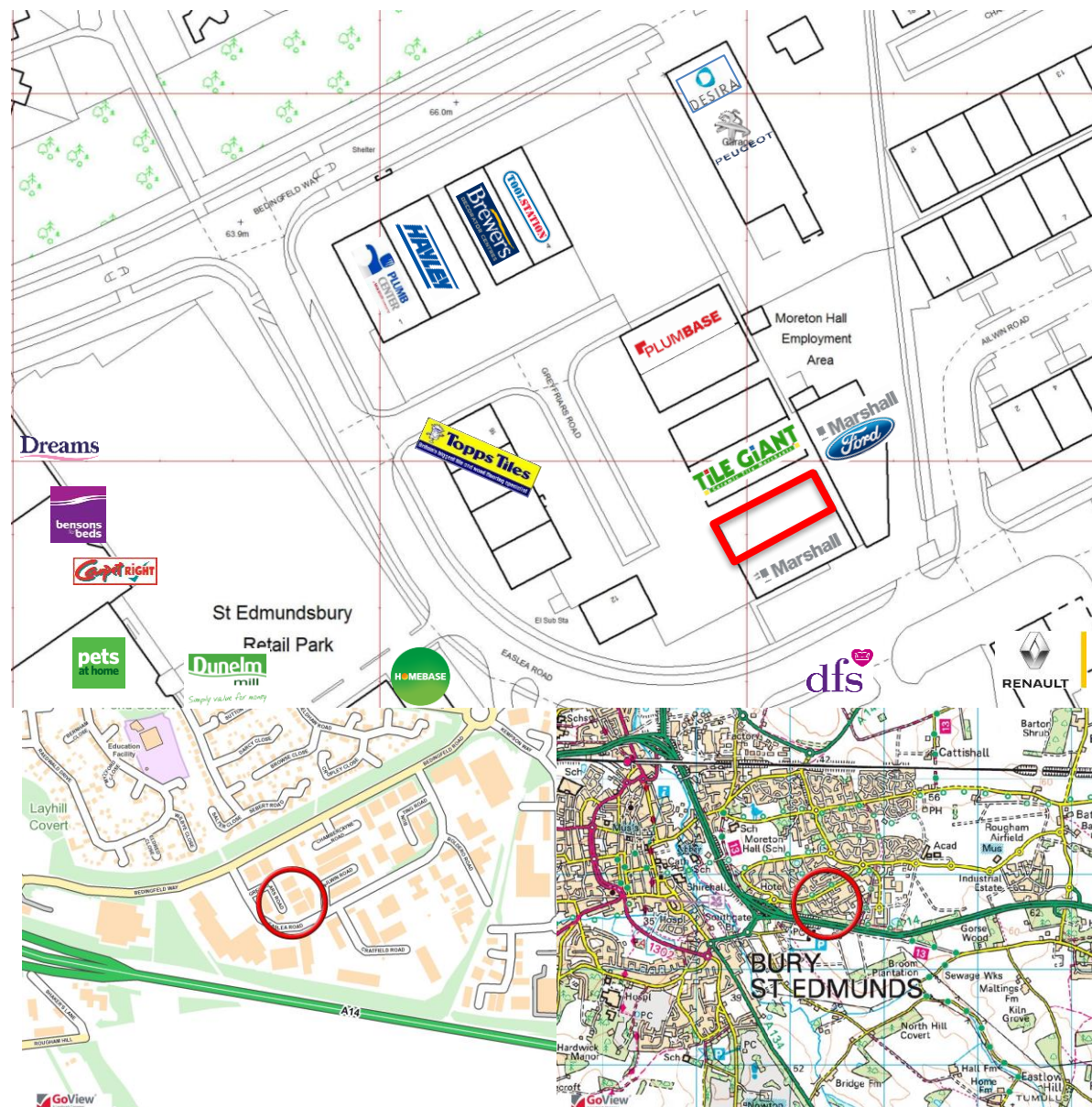
The property is located on Greyfriars Road, Moreton Hall which is Bury St Edmunds premier business and out of town retail area situated on the eastern edge of the town less than 2 miles from the centre and adjacent to the A14.

Greyfriars Road is the most prominent and established trade counter estate in the town and is situated immediately opposite the St Edmundsbury Retail Park. Occupiers on Greyfriars Road include, Toolstation, Brewers Paints, Topps Tiles, Tile Giant, Plumbase & Plumb Centre. The wider Moreton Hall area includes many further out-of-town retailers, car showroom operators and national trade counters.

The nearest notable settlements to Bury St Edmunds are:

• Stowmarket	13 miles east
• Thetford	13 miles north
• Newmarket	15 miles west
• Sudbury	16 miles south
• Ipswich	25 miles south east
• Cambridge	29 miles west
• Norwich	43 miles north east
• London	83 miles south west

The nearest rail station is in Bury St Edmunds which provides frequent Greater Anglia train services to Ipswich, Cambridge and London (via Cambridge).



Description

Unit 10 Greyfriars Road comprise a modern detached warehouse / trade counter building of steel portal frame construction with brick and block walls to lower level and insulated profile cladding above and to the new profile steel clad insulated roof which incorporates translucent panel inserts.

The unit has a front forecourt and parking for approximately 7 vehicles.

The building was recently refurbished which include a new roof, new warehouse & office LED lighting, new carpets to the office areas, new windows and doors, and a new water heating system. Externally the buildings cladding has been refurbished in accordance with the estate wide cladding refurbishment work.

The Gross Internal Area was measured in accordance with RICS Code of Measuring Practice (6th Edition):

• Ground Floor	3,510 sq ft	326.1 sq m
• Integral First Floor Office	393 sq ft	36.5 sq m
• Total	3,903 sq ft	362.6 sq m

Rent

£42,900 per annum, exclusive of VAT

Business Rates

The building was included in the 2017 Ratings List under the description of "warehouse and premises" and has a rateable value of £35,000.

Terms

The unit is available on a new lease agreement on terms to be agreed.



VAT

The Landlord retains the right to charge VAT on the rent and service charge.

Service Charge

A service charge will be levied to cover the cost of maintaining the communal areas of the estate. This will be based on a minimum annual contribution of 3% of the annual rent.

Planning

The unit has been most recently used as a trade counter premises under Class B8 of the Use Class Order. Parties are to satisfy themselves that the property has the necessary consent for their intended use.

EPC

C-61, a full copy of the report is available from the agents.

Services

Electricity and mains water are present; however, the services have not been tested.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction. The Tenant will be required to provide an undertaking to pay the Landlord's abortive legal costs should they not proceed once solicitors are instructed.

Viewing & Further Information

For viewings and further information please contact the sole marketing agent, Hazells Chartered Surveyors - 01284 702626 or email the following:

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