



## 20 St Johns Street, Bury St Edmunds, Suffolk, IP33 1SP

### TOWN CENTRE RETAIL PROPERTY AVAILABLE

- Total net internal area of 465 sq ft (43.2 sq m)
- Sales area of 443 sq ft (41.16 sq m)
- Suitable for a wide variety of uses under Class E (subject to Landlord approval)
- 100% small business rates relief for qualifying businesses
- Busy town centre location only a short walk from prime areas
- Popular location with local, independent and specialist retailers

**LOCATION**

The property is situated in a very good secondary location on St Johns Street. St Johns Street is located on the northern side of Bury St Edmunds town centre just outside the prime retail area. St Johns Street has an excellent mix of independent & specialist retailers, including cafes, clothes shops, gift shops a florist & bicycle shop.

**DESCRIPTION**

The property forms part of a terrace of Victorian buildings. The ground floor shop benefits from a large timber framed window frontage on to St Johns Street. Internally the property provides a main shop floor/sales area, kitchenette & WC. The internal specification includes plastered and emulsioned walls and strip fluorescent lighting throughout.

**ACCOMMODATION**

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Ed) and provides the following Net Internal floor area:

Use	Sq Ft	Sq M
Sales Area	443	41.16
Kitchen area	22	2.04
WC	-	-
<b>Total Area</b>	<b>465</b>	<b>43.2</b>

**LEASE TERMS**

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

**RENT**

£10,000 per annum exclusive.

**VAT**

The Landlord reserves the right to charge VAT in accordance with current legislation.

**SERVICES**

The property is connected to mains electricity and water. No services have been tested.

**PLANNING**

The property has most recently been used for retail purposes and would be suitable for a variety of uses under Class E, subject to Landlord approval.

**RATING**

The property was included in the current Ratings List as 'shop and premises' and has a ratable value of £6,800. 100% small business rates relief will be available to qualifying occupiers.

**ENERGY PERFORMANCE CERTIFICATE**

A full copy of the EPC is available from the letting agents on request.

**LEGAL COSTS**

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

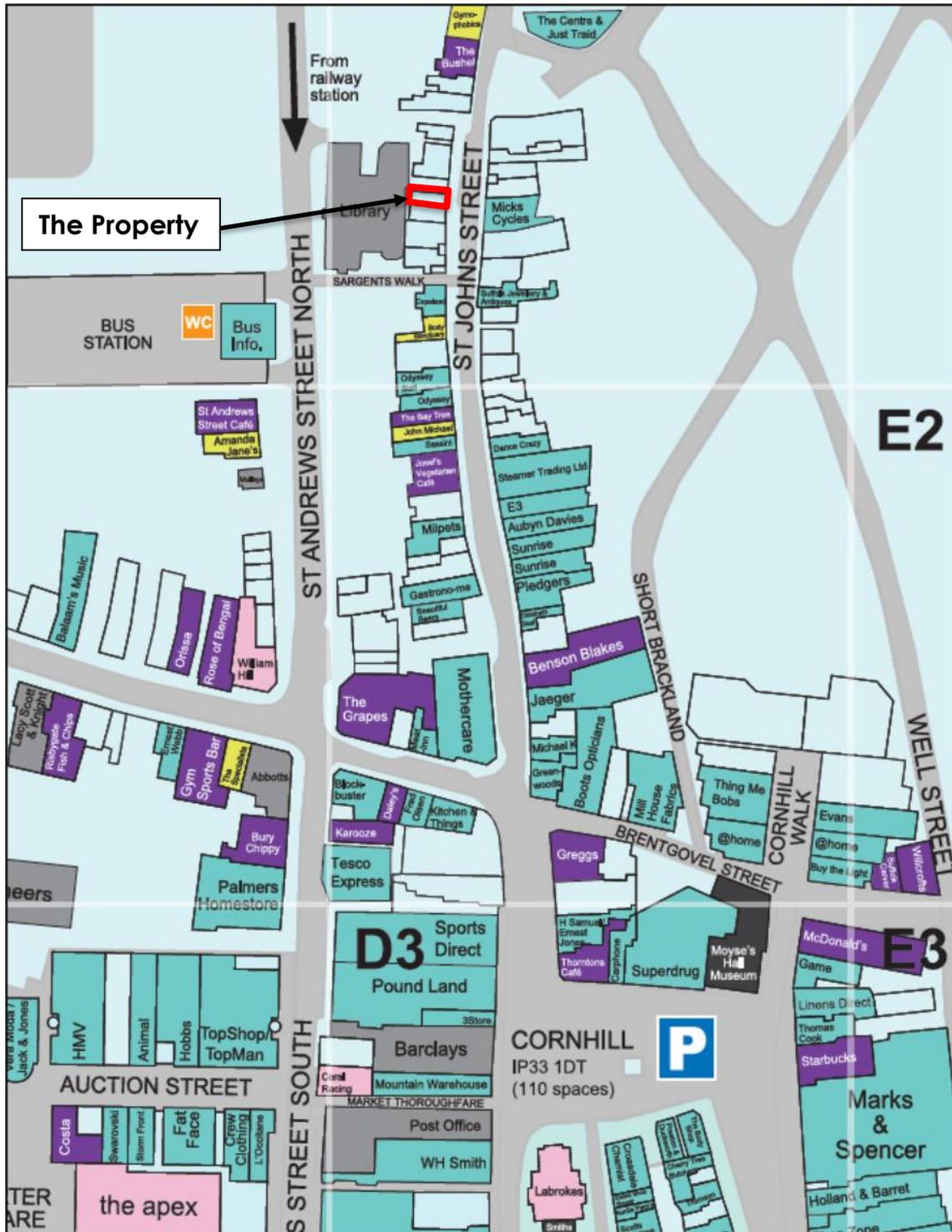
**VIEWING & FURTHER INFORMATION**

To arrange a viewing or to request further information please contact the sole letting agents, Hazells Chartered Surveyors on 01284 702626. Or email:

**Richard Pyatt MRICS**  
richard@hazells.co.uk

**Ella Forman**  
[ella@hazells.co.uk](mailto:ella@hazells.co.uk)





Viewings strictly by appointment only with Hazells.

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