Bury St Edmunds – Kings Road, Suffolk IP33 3PH
Two-Storey Retail Premises to Rent

BLUE ALPINE
PROPERTY CONSULTANTS



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Two-Storey Retail Premises to Rent

Property Features:

- Comprises large two-storey commercial premises
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Located in a prominent corner position on the south side of King's Road, at its junction with St Andrews Street South
- Occupiers close by include Waitrose, The Arc Shopping Centre and more.

Property Description:

Comprises ground floor retail premises with ancillary accommodation at first floor. The property benefits from quadruple glass frontage and provides the following accommodation and dimensions:

Ground Floor: 90 sq m (970 sq ft)
Open plan retail, storage
First Floor: 90 sq m (970 sq ft)
Open plan ancillary, storage, wc

Total NIA: 180 sq m (1,940 sq ft)





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Terms:

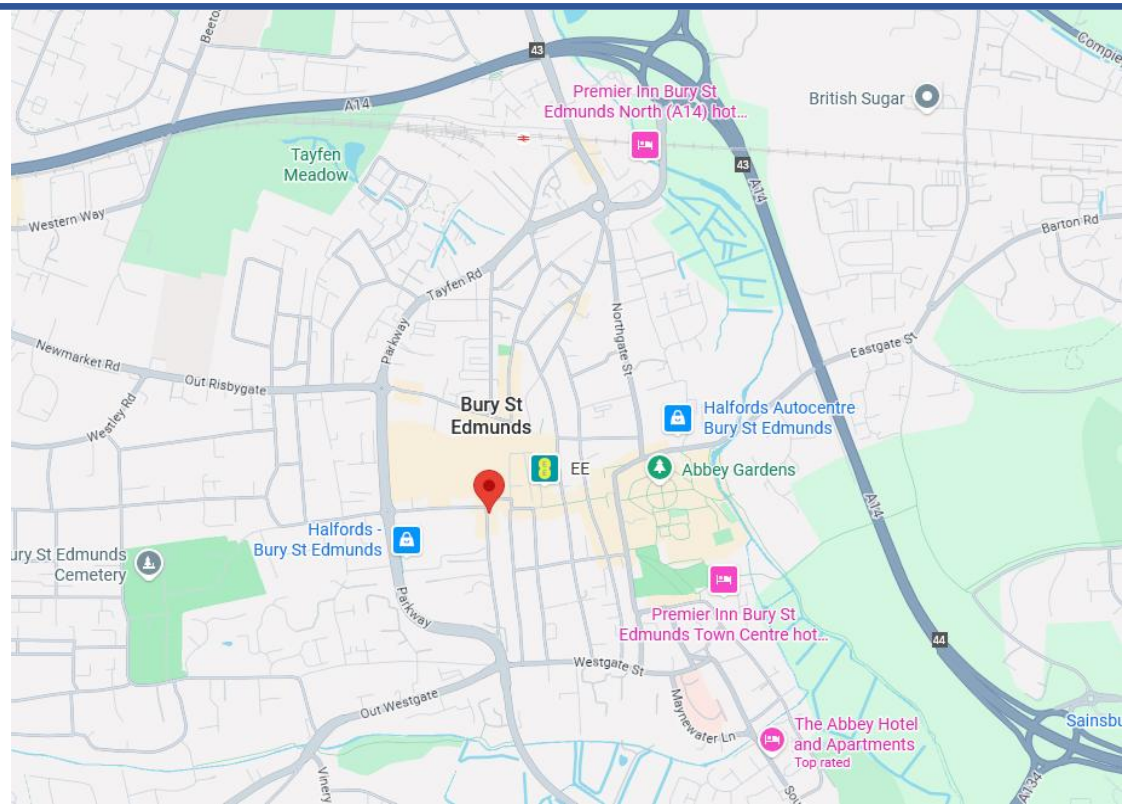
Available on a new lease with terms to be agreed by negotiation
Rent: £542.31 per week (PCM: £2,350)
Deposit: £7,050 (3 Months)

Rateable Value:

Rateable Value - TBC
Rates Payable - TBC

EPC:

The property benefits from a E Rating. Certificate and further details available on request.



Location:

The property is located in a prominent corner position on the south side of King's Road, at its junction with St Andrews Street South in Bury St Edmunds town centre, close to the prime retail shopping areas. Surrounding land uses are mixed with retail, offices and residential all-in close proximity. To the west is a Waitrose supermarket and The Arc shopping centre is approximately 100m to the north.

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Contacts:

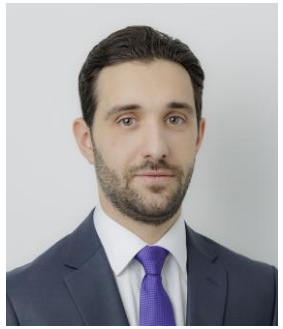
For further information or to schedule a viewing, please contact a member of our team below.



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