

**TO
LET**

Old Kingdom Hall, Short Brackland, Bury St Edmunds, Suffolk, IP33 1EL

TOWN CENTRE OFFICE PREMISES WITH GENEROUS CAR PARKING

- Net internal area of approximately 169.9 sq m (1,828 sq ft)
- Excellent car parking provision with approximately 9 spaces
- Good internal specification including gas fired central heating and air cooling units
- Well located, close to the heart of the town Centre
- Convenient access to Junction 43 of the A14

LOCATION

Bury St Edmunds is an attractive and affluent market town. It has a thriving local economy and is supported by an active and busy tourism industry. Bury lies in West Suffolk approximately 29 miles East of Cambridge, 29 miles West of Ipswich, 41 miles South of Norwich and 77 miles from London. The town is accessed via three junctions off the A14 that provide access to the East coast ports, The Midlands and the national motorway network. There are rail services to Cambridge, London, Ipswich and Peterborough.

The property is closely situated to the main retailing areas of the town Centre and is approximately one mile from Junction 43 of the A14. The offices of Hazells Chartered Surveyors are situated adjacent to the premises.

DESCRIPTION

The premises comprise a former Victorian school building which have been converted to provide modern office accommodation.

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Internally the offices are carpeted with gas fired central heating to wall mounted radiators and air cooling units. There is boxed florescent lighting throughout.

There is a purpose built mezzanine floor providing additional offices. A small kitchen and toilet facilities are provided on the ground floor.

To the front of the premises is a private courtyard providing approximately three car parking spaces. An additional six car parking spaces are allocated in the rear car park accessed through a shared entrance.

ACCOMMODATION

The property has been measured in accordance with the RICS Measurement Practice (1st Edition) and provides the following net internal areas (NIA):

| <u>Use</u> | <u>Sq Ft</u> | <u>M²</u> |
|------------------------------|--------------|----------------------|
| Ground floor offices | 1,333 | 123.9 |
| Mezzanine offices | 495 | 46.0 |
| Approximate Total NIA | 1,828 | 169.9 |

LEASE TERMS

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

RENT

£25,000 per annum exclusive.

VAT

The landlord reserves the right to charge VAT on the rent at the prevailing rate.

RATING

The property is listed in the 2010 ratings list under 'offices & premises' with a rateable value of £17,500.

LEGAL COSTS

Both parties are to be responsible for their own costs on completion. The ingoing tenant will be required to provide an undertaking to pay the landlord abortive legal costs should they withdraw from the sale once solicitors are instructed.

USE

The property currently has a D1 (non-residential institution) planning use. It has previously been used for office purposes within B use classes.

ENERGY PERFORMANCE CERTIFICATE

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

VIEWING & FURTHER INFORMATION

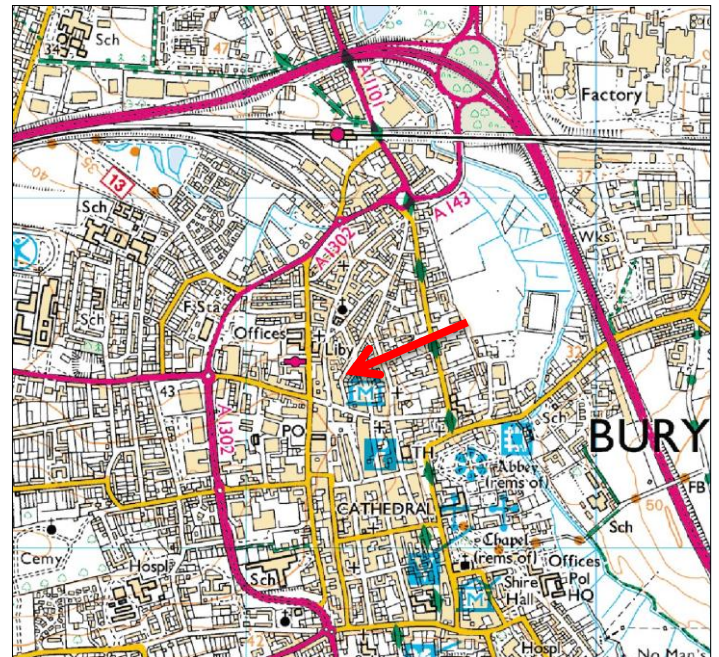
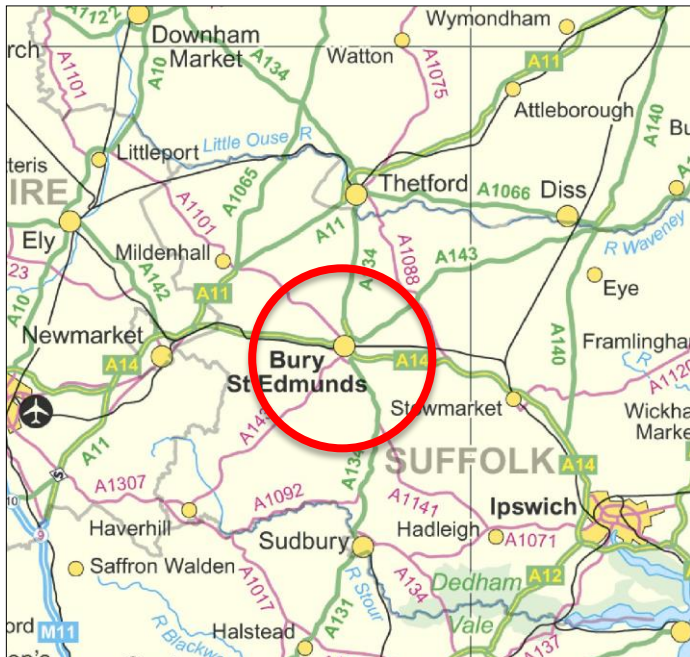
To arrange a viewing or to request further information please contact the sole lettings agents, Hazells Chartered Surveyors on 01284 702626. Or email:

Richard Pyatt MRICS -

richard@hazellsonline.co.uk

Jonathan Lloyd MRICS -

jonathan@hazellsonline.co.uk



Viewings strictly by appointment only with Hazells.

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