



84-85 St Johns Street, Bury St Edmunds, Suffolk, IP33 1SQ

RARE OPPORTUNITY TO ACQUIRE TOWN CENTRE RETAIL PREMISES

- Providing a total net internal area of 1,730 sq ft (160.74 sq m)
- Net sales area of 831 sq ft
- Net frontage to St Johns Street of 29 ft (8.8m)
- Ancillary ground, first and second floor accommodation
- Of interest to investors and owner occupiers
- Potential to convert upper floor for residential or alternative purposes (s.t.p.)
- Busy town centre location only 150 metres from Cornhill and the Buttermarket

LOCATION

The property is situated at the southern end of St Johns Street within the historic centre of Bury St Edmunds. St Johns Street is a busy secondary retail location with a large number of independent retailers and the subject property is situated approximately 150 yards from the prime retailing area of the Buttermarket.

Bury St Edmunds is a sub-regional shopping destination with a population of 40,660 people and a catchment population of approximately 1,400,000 people within an hour's drive. Over the last five years major new shopping facilities have been implemented in Bury St Edmunds, both within and outside the town centre. The Arc shopping centre opened in 2009 which has had a positive impact on the number of shoppers visiting the town.

DESCRIPTION

The property comprises a period retail premises with attractive frontage to St Johns Street. The accommodation is provided over ground, first and second/attic floors and originally comprised two separate premises which have been combined to form a single shop unit with ancillary space above. A modern ground floor extension set under a flat roof has also been added to the rear of the original period building.

The accommodation comprises a good sized ground floor retail area with the benefit of two entrances from St Johns Street. The retail space is provided with suspended ceilings, recessed & spot lighting and central heating throughout. To the rear of the retail area three good sized ancillary rooms are provided as well as male & female WCs. Four further ancillary rooms are provided on the first floor together with second floor / attic storage space.

Externally the property has a small yard area and shared access rights from Short Brackland.

SERVICES

It is understood the property is connected to mains electricity, water and gas. No services have been tested.

ACCOMMODATION

The property has been measured in accordance with the RICS Property Measurement (1st Ed) and provides the following approximate Net Internal floor area:

Ground floor sales	831 sq ft	(77.19 sq m)
Ground floor ancillary	345 sq ft	(32.06 sq m)
First floor ancillary	479 sq ft	(44.53 sq m)
Second floor/attic	75 sq ft	(6.97 sq m)
TOTAL	1,730 sq ft	(160.74 sq m)

TENURE

Freehold with vacant possession.

PRICE

Offers in the region of **£425,000**.

VAT

We are informed that VAT is not applicable to the sale price.

RATING

The property is listed in the 2017 Ratings List with a description of 'shop and premises' and has a rateable value of £23,750.

ENERGY PERFORMANCE CERTIFICATE

Rating E108. A complete copy of the EPCs is available from the marketing agents on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction. The purchaser will be required to provide an undertaking to pay the Sellers abortive legal costs should they withdraw from the transaction once solicitors are instructed.

VIEWING & FURTHER INFORMATION

For viewings and further information please contact the sole lettings agents, Hazells Chartered Surveyors on 01284 702626. Or email the following:

Richard Pyatt MRICS –

richard@hazellsonline.co.uk

Jonathan Lloyd MRICS –

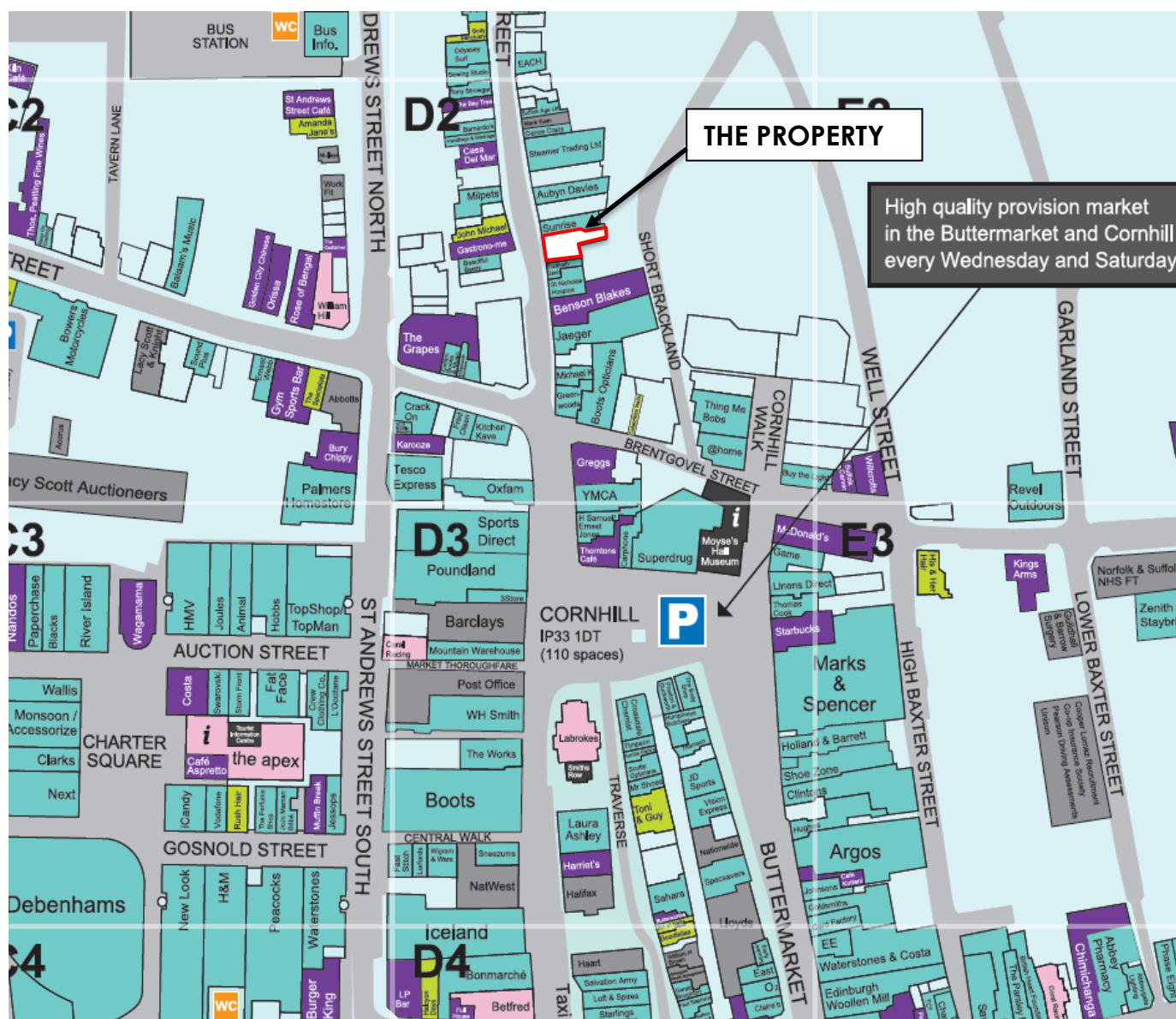
jonathan@hazellsonline.co.uk

Viewings strictly by appointment only with Hazells.



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AGENCY, MANAGEMENT & PROFESSIONAL

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