



FRANCIS
DARRAH
Chartered Surveyors

TOWN CENTRE FULLY FITTED BAR/RESTAURANT TO LET

**2 ABBEYGATE STREET,
BURY ST EDMUNDS IP33 1UL**

Available on a new lease for A4,
A3, A2, or A1 use (STP)

LOCATION

2 Abbeygate Street is located between The Traverse and The Buttermarket. The adjoining occupiers are **Jones the Bootmaker** and **Norwich and Peterborough Building Society**. Other nearby occupiers include **Santander**, **Cotswold Outdoor**, **HSBC**, **Cote Brasserie** and **Bill's**.

An attractive and prominently located retail property situated in the centre of Bury St Edmunds. Accommodation is arranged over four floors including basement.

The accommodation is currently laid out and fully fitted as a bar/restaurant but could be adapted to accommodate other uses.

ACCOMMODATION

Ground Floor

Sales (front)	63.05 sq m	678 sq ft
Sales (rear/kitchen)	44.65 sq m	480 sq ft

Basement	31.88 sq m	343 sq ft
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First Floor

Sales	40.51 sq m	436 sq ft
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Second Floor

Office/ancillary	85.66 sq m	922 sq ft
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TERMS

The property is available on a new lease for a length of term to be agreed, on full repairing and insuring terms at £48,500 pax (+ VAT if applicable) subject to a premium of £10,000.

SERVICE CHARGE

None

PLANNING

The property is Grade II Listed and was formerly used as a bar and has an existing A4 planning use. The property is suitable for A3, A2 or A1 uses, subject to confirmation of availability of the appropriate planning use.

RATES

The rateable value is quoted on the VOA website as £20,000.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

An energy performance rating is not required as the building is listed.

VIEWING

Strictly by appointment through joint agents

Francis Darrah Chartered Surveyors

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Merrifields

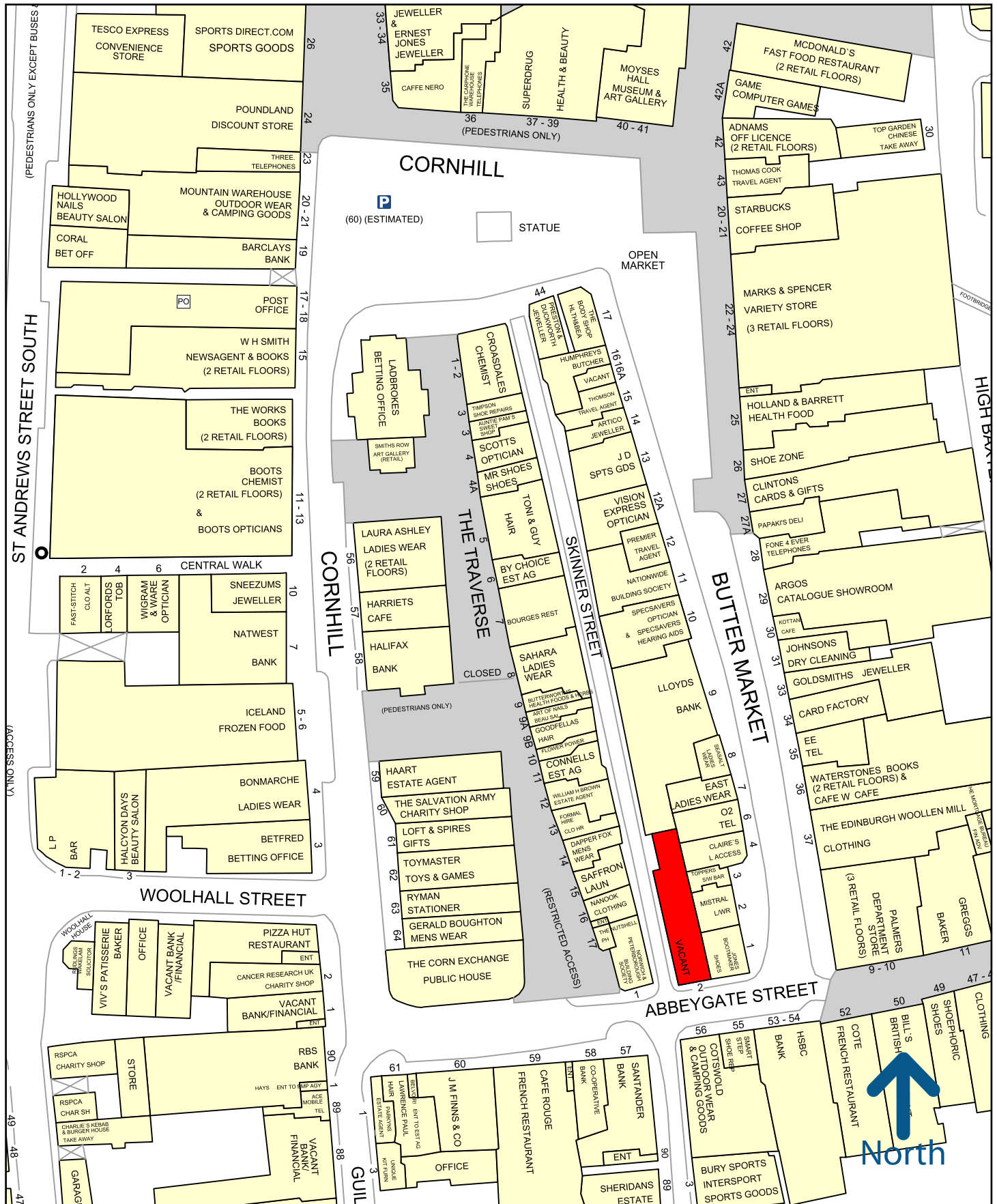
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SUBJECT TO CONTRACT

June 2017

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RETAIL



Experian Goad Plan Created: 02/06/2017
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