



## TO LET

### TOWN CENTRE RETAIL UNIT APPROX. 373 SQ M (4,001 SQ FT)

### Unit 4 Cornhill Walk Shopping Centre, Bury St Edmunds

#### Location

Bury St Edmunds is an attractive and prosperous Suffolk market town situated 28 miles west of Ipswich and 30 miles east of Cambridge.

#### Situation

The premises are located in the Cornhill Walk Shopping Centre which occupies a prime position in Brentgovel Street close to all the multiple retailers and restaurants.

#### Description

The premises are arranged over ground floor and are currently fitted to a shell specification. The adjoining two units are under offer to Anytime Fitness and British Heart Foundation.

#### Accommodation (all areas are approximate)

Unit 4 | 373 sq m | 4,001 sq ft

#### Use

The premises would be suitable for either retail or restaurant uses, subject to planning consent.

#### Planning

We understand that the property currently has A1 retail consent, however all interested parties should contact St Edmundsbury Borough Council on 01284 763233.

#### Business Rates

Rateable Value 2017	Estimated Rates Payable
To be assessed	To be assessed

We would recommend that all interested parties contact St Edmundsbury Borough Council on 01284 763233.

#### Services

We understand that all mains services are available, however we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

#### Terms

The premises are available by way of a new full repairing and insuring lease, for a term of years to be agreed.

#### Rent

A commencing annual rental in the order of £80,000 per annum exclusive.

#### EPC

A full copy of the EPC is available upon request, reference 0200-3071-0119-0801-5795, rating D100.

#### Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

#### Vat

To be advised. All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

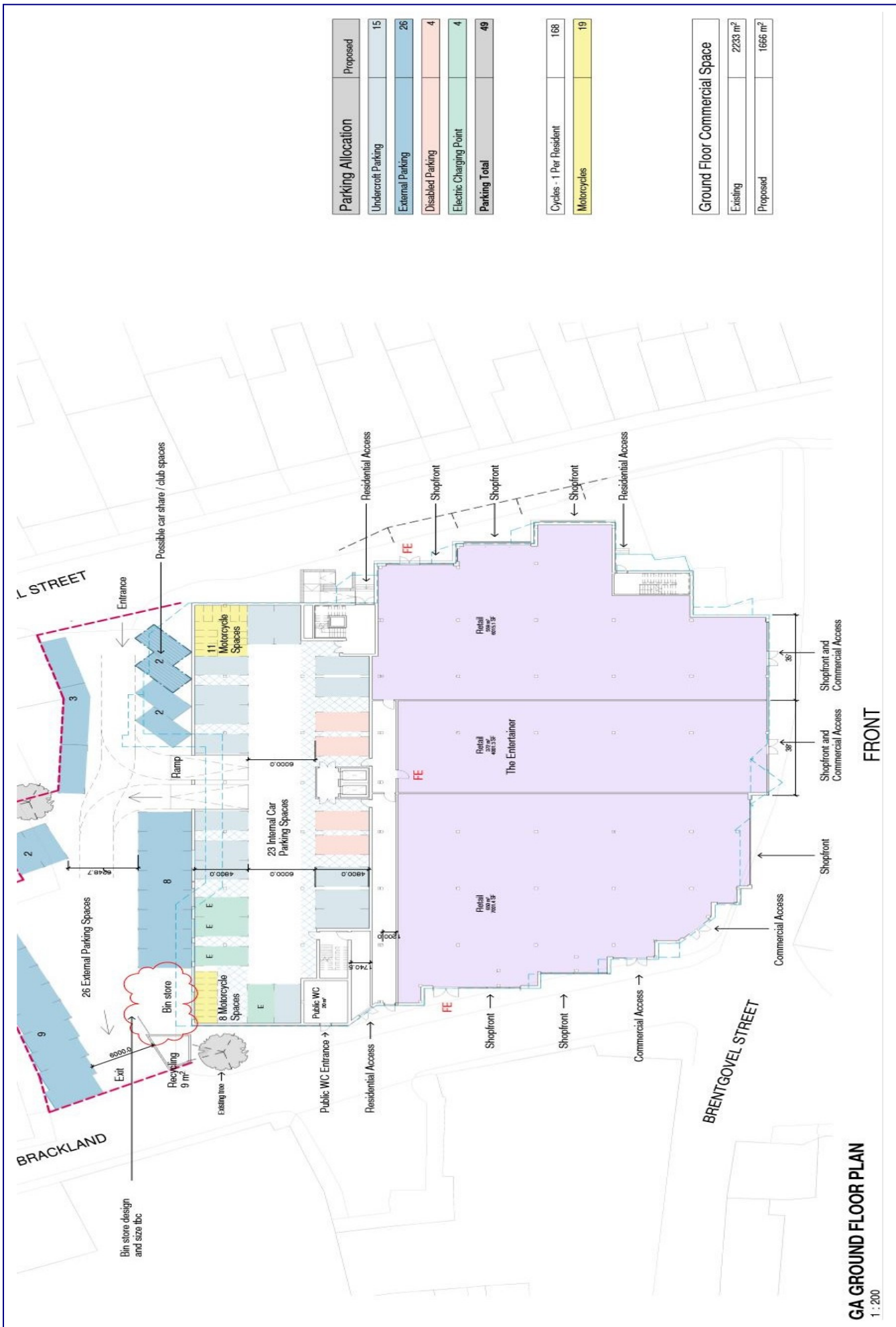
#### Viewing

To view or for further information, please contact the sole agents:

Vanessa Penn at Penn Commercial,  
Suite C Orwell House, Fox's Marina, The Strand,  
Wherstead, Ipswich, Suffolk IP2 8NJ.  
Tel: 01473 211933. Fax: 01473 682266.  
Email : [vanessa@penncommercial.co.uk](mailto:vanessa@penncommercial.co.uk)

**Subject to Contract**





Parking Allocation	Proposed
Undercroft Parking	15
External Parking	26
Disabled Parking	4
Electric Charging Point	4
<b>Parking Total</b>	<b>49</b>

Cycles - 1 Per Resident	168
Motorcycles	19

Ground Floor Commercial Space	
Existing	2233 m <sup>2</sup>
Proposed	1666 m <sup>2</sup>

**GA GROUND FLOOR PLAN**  
1 : 200

**NOTICES RELATING TO PROPERTY MISREPRESENTATION, PROPERTY MISDESCRIPTIONS & FINANCIAL SERVICES ACTS**

Penn Commercial as agents for vendors/lessors of this property gives notices that: 1.The information contained within these particulars has been checked and is understood to be materially correct at the date of publication. 2.All descriptions, statements, dimensions, references to availabilities, conditions and permissions for use, and occupations Of other details are given in good faith. However, they are made without responsibility, and should not be relied upon as representations of fact. Intending purchasers or tenants should by enquiry to this office satisfy themselves as to the correctness and availability in each case before arrangements are made to travel and view. 3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of value added tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect to any transaction. 4.All plant machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however, been tested and, nor any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property. 7. Penn Commercial does not hold itself out as providing any legal financial or other advice. These particulars do not constitute advice and you should not rely on this material in making (or refraining from making) any decision to take (or refrain from taking) any action. 8.The information contained in these particulars is of a general nature and may not be applicable to your own specific circumstances. If you are in any doubt, please seek professional advice.