



kearney bell

406 Linen Hall, 162/168 Regent Street
London, W1B 5TG

T: 020 3773 9393
www.kearneybell.co.uk



FLEXIBLE LEASE AVAILABLE

BURY ST EDMUNDS – 36B BUTTER MARKET

LOCATION

Bury St Edmunds is an historic and attractive market town which forms the main commercial centre for West Suffolk.

The property benefits from excellent frontage to Butter Market, a very busy link between Abbeygate and Cornhill.

Nearby occupiers include Marks & Spencer, Card Factory, Waterstones, Superdrug, Holland & Barrett and Specsavers.

TENURE

The property is available on a new flexible lease for a term to be agreed, outside the Landlord and Act.

RENT

On application.

ACCOMMODATION

The premises provide the following approximate gross internal areas:

Ground Floor	298.8 sq m	3,216 sq ft
First Floor Anc	99.0 sq m	1,066 sq ft

HANDOVER SPECIFICATION

As seen.

RATES

Rateable value £81,000

50% business rates relief until March 2023 for eligible occupiers.

Interested parties should make their own enquiries to the local authority to verify the information.

SERVICE CHARGE

To be included within the rent.

EPC

Available on request.

PLANS

Proposed plan is on the reverse of the details.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

INSPECTIONS

Viewing by appointment with:

Aaron Bell / 020 3773 9393

aaron@kearneybell.co.uk

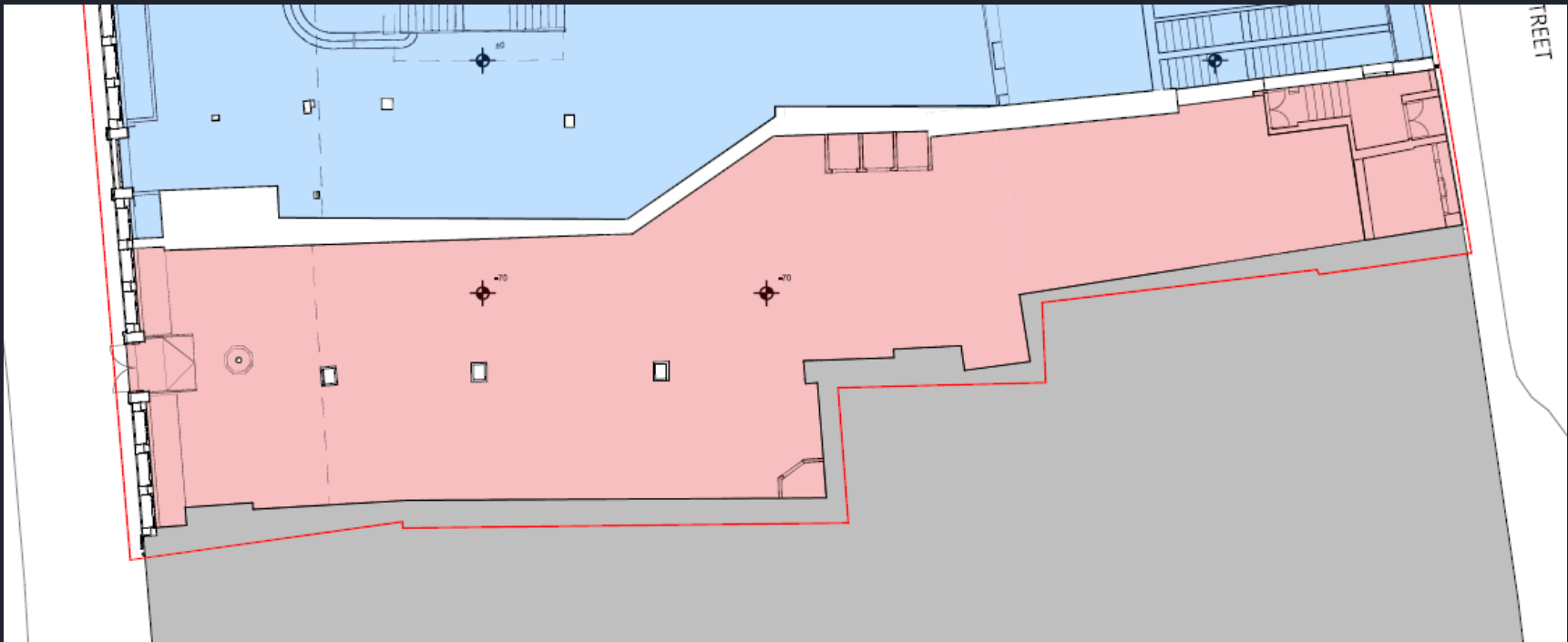
SUBJECT TO VACANT POSSESSION



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Important Notice: These particulars are intended as a guide and must not be relied upon as statements of fact and that are expressly excluded from any contract. All prices/rents are quoted exclusive of any VAT which may be payable. SUBJECT TO CONTRACT