



30 St Johns Street

Bury St Edmunds, Suffolk, IP33 1SN

To Let - £12,000 per annum

LACY SCOTT
& KNIGHT

est. 1869

Chartered Surveyors | Land & Estate Agents | Auctioneers & Valuers

30 St Johns Street

Bury St Edmunds | Suffolk | IP33 1SN

A14 (J43) 0.7 Miles | Stowmarket 15.1 Miles | Cambridge 28.6 Miles

Lock Up Shop Premises. Total floor area approximately 110 sqm (1,184 sqft).

- Good secondary position
- Approximately 834 sqft gross internal ground floor space
- Useful first floor storage or officing approximately 350 sqft
- Available now
- Commencing rent £12,000 per annum for a term to be agreed.

LOCATION

The property is situated in the secondary street of St Johns Street just to the north of Bury St Edmunds town centre. A short walk from the prime shopping area of The Buttermarket Cornhill and also The Arc Shopping Centre. Bury St Edmunds has a current shopping population of 40,000 with an estimated shopping population estimated to be 150,000.

DESCRIPTION

Ground and first floor shop premises with approximately 12 ft frontage onto St Johns Street.

ACCOMMODATION

Ground Floor: gross internal area 834 sqft including lightly partitioned cupboard area which could be removed

First Floor: storage or office area 350 sqft

Total Floor Area: approximately 1,184 sqft

TERMS

The premises are offered to let at a commencing rent of £12,000 per annum on terms to be agreed.

LOCAL AUTHORITY

West Suffolk Council.
West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Tel: 01284 763 233

VIEWING AND FURTHER INFORMATION

Strictly by appointment only. To arrange a viewing or for further information please contact: Lacy Scott & Knight Commercial

Contact: John Casson

Tel: 01284 748619

Email: jcasson@lsk.co.uk

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

Tel: 01284 748600

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN