



22A Hatter Street
Bury St Edmunds, Suffolk, IP33 1NE

Investment Retail Unit For Sale - Guide Price £160,000 (Business Unaffected)

LACY SCOTT
& KNIGHT

est. 1869
Chartered Surveyors | Land & Estate Agents | Auctioneers & Valuers

22A Hatter Street

Bury St Edmunds | Suffolk | IP33 1NE

Cambridge 28.6 Miles | Norwich 44.8 Miles

Investment retail unit in Bury St Edmunds Town Centre. NIA extending to approx. 39.53 sqm (425 sqft). The current business is unaffected.

LOCATION

The property is located in Bury St Edmunds town centre. Nearby occupiers include Abbeygate Cinema & No. 4 Restaurant. Bury St Edmunds benefits from extensive shopping and leisure facilities, numerous high-quality restaurants and cultural amenities including the Georgian Theatre Royal and the Abbey Gardens. There is good access to the A14, A11 (M11) and the railway station at Bury St Edmunds offers a link to mainline services to London Liverpool Street and Kings Cross.

DESCRIPTION

The premises is a mid-terrace, ground floor, self-contained retail unit. There is an open plan retail space with large glass display frontage onto Hatter Street. We understand the tenant has installed a counter, shelving and spot lights in the retail space. To the rear there is a back room and WC.

ACCOMODATION

The premises offers approximate net internal areas:

Retail area	26.02 sqm	280 sqft
Back room	13.51 sqm	145 sqft
Total Net Internal Area	39.53 sqm	425 sqft

BUSINESS LEASE

The premises is subject to a business lease to My Whey Supplements on the main headline terms:

- Rent £10,500 per annum
- Term 26th September 2022 to 25th September 2027
- No break clauses
- Outside Landlord & Tenant Act 1954

Full lease details are available from the Agent.



ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy rating: 'D' (94)

BUSINESS RATES

Rateable Value: £8,200 RV 2023

The current tenant is responsible to pay any rates due.

LOCAL AUTHORITY

West Suffolk Council.

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

SERVICES

Mains water, drainage and electricity.

TENURE

125 year lease and a share of Freehold. It is anticipated the initial service charge will be about £200 per year. However, in the future the Freeholders collectively may decide to change the service charge amount.

VAT

No VAT.

METHOD OF SALE

The property is available by Private Treaty. The Vendors reserve the right to invite best offers.

DIRECTIONS

From Abbeygate Street proceed down Hatter Street where Number 22A (My Whey Supplements) can be found on the righthand side.

AGENT'S NOTE

- The property is Grade II listed and within the conservation area.
- The current business is unaffected.

VIEWING AND FURTHER INFORMATION

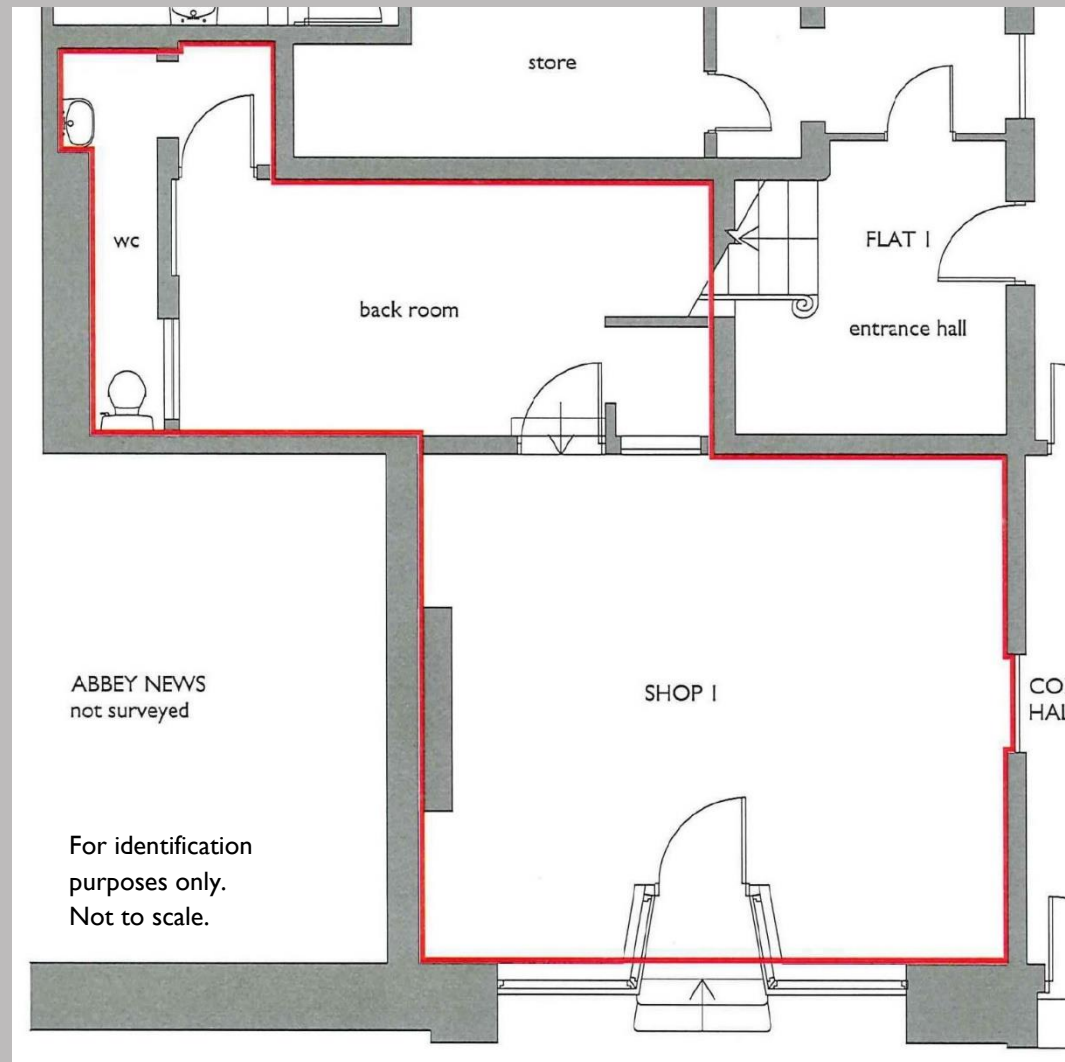
Strictly by appointment only. To arrange a viewing or for further information please contact: Lacy Scott & Knight

Commercial

Contact: Harry Storey

Tel: 01284 748612

Email: hstorey@lsk.co.uk



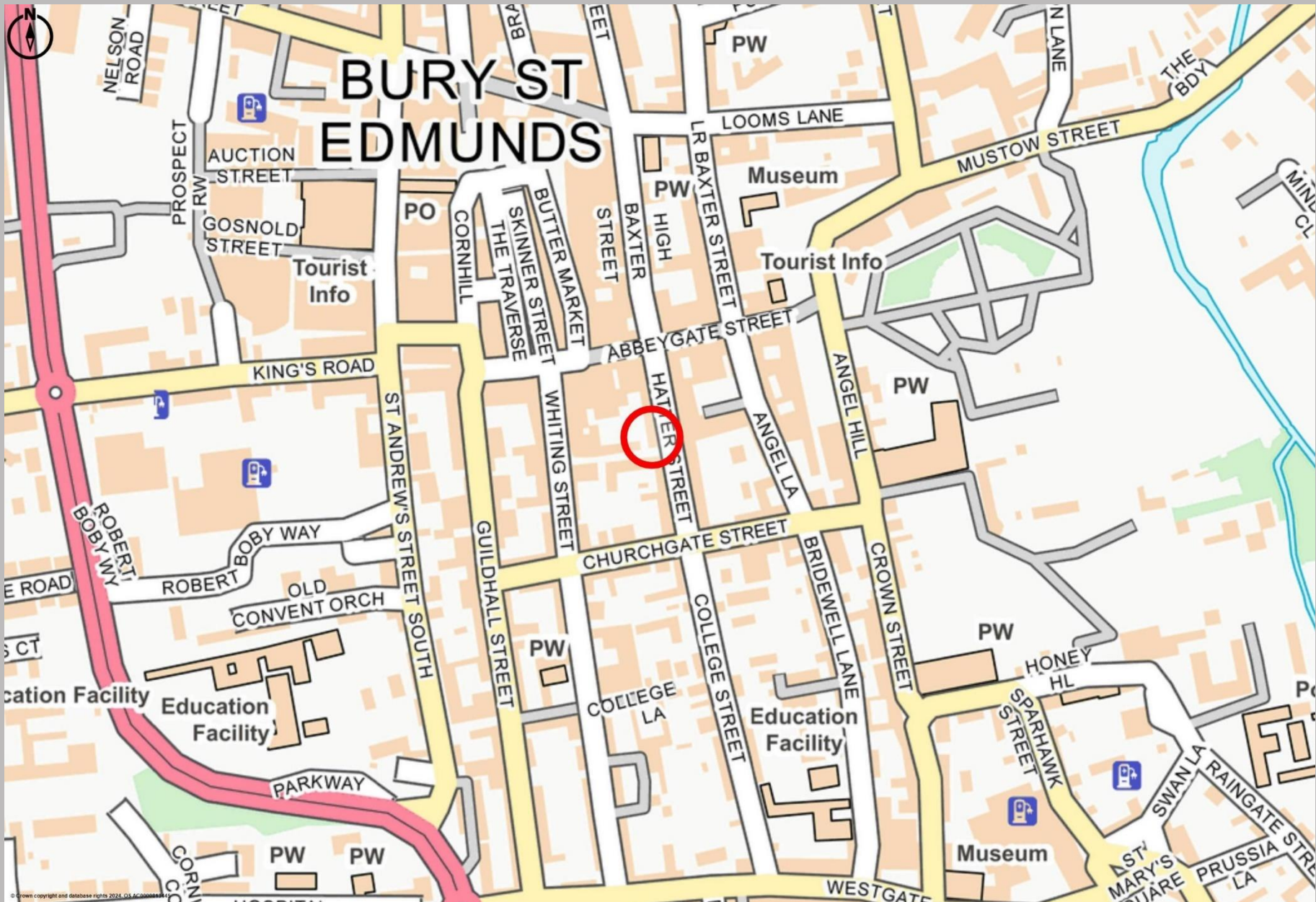
Plans, Areas and Schedules

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.



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