

2 The Buttermarket



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2 The Buttermarket,
Bury St Edmunds
Suffolk IP33 1DB

Location

The property occupies a prime location in The Buttermarket adjacent to Thomas Cook travel agents and opposite Palmers Department Store. Other nearby retailers include Marks & Spencer, Edinburgh Woollen Mill, Waterstones, Orange phone shop, Claire's Accessories, 02 phone shop, Lloyds Bank Plc and Nationwide Building Society.

Accommodation

Net internal frontage:	22.6'	6.88 m
Shop depth:	24.5'	7.45 m
Ground floor area (approx):	445 sq ft	41.34 m
First floor sales:	446 sq ft	41.47 m
Second floor, Kitchen area:	40 sq ft	3.75 m
Store area:	155 sq ft	14.46 m
Basement/Sales/Storage:	388 sq ft	36 m

Rent

Offers are sought in the region of £50,000 per annum exclusive of rates and VAT.

Lease

The property is available on a new flexible lease for a term by arrangement with 5 yearly rent reviews.

Rates

We have been informed that the rateable value for the building is £36,750 per annum. Rates payable for 2009/2010 are £17,823.75. The prospective party should verify these figures with the Local Authority.

Costs

Each party is to be responsible for their own legal costs.

Possession

On completion of all legal formalities.

Viewing

By appointment through joint agents

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