



83-87 Risbygate Street, Bury St Edmunds, Suffolk, IP33 3AQ

GRADE II LISTED TOWN CENTRE OFFICES SUITABLE FOR OTHER USES S.T.P.

- Net internal area of approximately 2,344 sq ft (217.8 sq m)
- Suitable for office or alternate uses (subject to planning)
- Most recently used as B1 offices but previously used as D1
- Attractive period features throughout
- Town centre location, close to main retail areas and car parks

LOCATION

Bury St Edmunds is an attractive and affluent market town. The town lies in West Suffolk, approximately 29 miles east of Cambridge, 29 miles west of Ipswich, 41 miles south of Norwich, and 77 miles north east of London. The town is served by three junctions from the A14 which provide access to the east coast ports, The Midlands and the National motorway network. There are regular rail services to Cambridge, London, Ipswich and Peterborough.

The office is located on Risbygate Street and is close to the main roundabout on Parkway, which is in a good secondary position close to the new Arc shopping centre.

DESCRIPTION

The property comprises a Grade II listed period building of timber frame construction with an attractive frontage to Risbygate Street.

Internally the property provides accommodation on ground and first floors. The ground floor provides a large open plan area. The first floor provides five rooms suitable for office, consultation or other uses. WCs are provided on the lower ground floor and on the first floor. There is a DDA compliant toilet on the ground floor. The office benefits from attractive exposed timber beams and other period features, gas fired central heating, fluorescent strip lights and carpeting throughout. Some network cabling is also installed. Externally the property has a small shared rear yard area.

LEASE TERMS

The property is available on a new lease on terms to be agreed.

PLANNING

The property has most recently been used for B1 purposes but could be used to provide alternative accommodation subject to planning.

ACCOMMODATION

The property has been measured in accordance with IPMS 3 of the RICS Property Measurement Standards 2015 and provides the following floor areas:

Floor	Sq ft	Sq m
Ground	1,172	108.8
First	1,172	108.8
Total	2,344	217.9

RENT

£23,500 per annum plus VAT.

VAT

The landlord reserves the right to charge VAT in accordance with current legislation.

RATING

The property was included in the 2017 Ratings List under 'offices and premises' and has a rateable value of £15,750.

ENERGY PERFORMANCE CERTIFICATE

D-80. A full copy of the EPC is available from the letting agents on request.

LEGAL COSTS

Both parties are to be responsible for their own costs on completion. The incoming tenant will be required to provide an undertaking to pay the landlord abortive legal costs should they withdraw from the letting once solicitors are instructed.

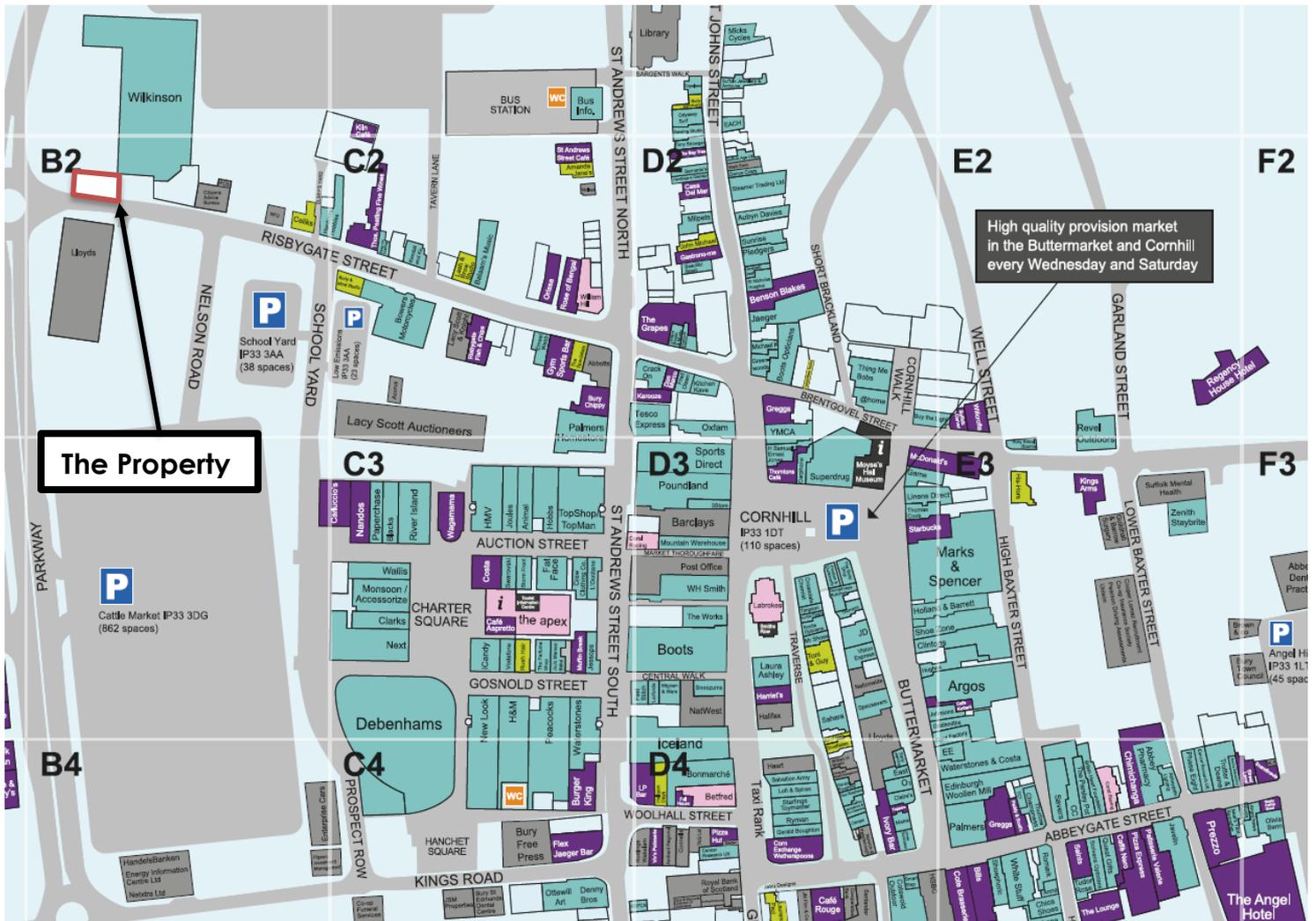
VIEWING & FURTHER INFORMATION

To arrange a viewing or to request further information please contact the sole letting agents, Hazells Chartered Surveyors on 01284 702626. Or email:

Richard Pyatt MRICS
richard@hazells.co.uk

Jonathan Lloyd MRICS
jonathan@hazells.co.uk

Edward King
edward@hazells.co.uk



Viewings strictly by appointment only with Hazells.

Hazells is a trading name of Hazells & Co (BSE) Ltd. Registered in England No. 6279351

NOTE: Hazells for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Hazells has any authority to make or give any representation or warranty whatever in relation to this property.