

# PRIME TOWN CENTRE SHOPS TO LET

## 17-18 CORNHILL, BURY ST EDMUNDS

FRANCIS  
**DARRAH**  
Chartered Surveyors



Francis Darrah Chartered Surveyors  
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## LOCATION

Bury St Edmunds is a prosperous, historic Suffolk market town located approximately 29 miles east of Cambridge and 42 miles south of Norwich. The town enjoys good road communications being situated on the A14 providing access via the M6 to the Midlands and direct access to the East Coast ports.

The property is located on Market Throughfare in a redevelopment of the town's former Post Office with frontages to Cornhill and to St Andrew's Street South.

Market Throughfare has been widened as part of the redevelopment and is the principal pedestrian link between Cornhill and The Arc Shopping Centre and the units have extensive, glazed frontages to Market Thoroughfare.

## ACCOMMODATION

The units have the following areas and will be handed over in developer shell specification with shop fronts installed, ready to take the tenant's shopfit.

**Unit 1:** 1,410 sq ft 131 sq m  
(Frontage to St Andrew's Street South)

**Unit 2:** 1,700 sq ft 158 sq m  
(Frontage to Cornhill)

## TENURE

The units are available to let on new leases for a length of term to be agreed for immediate occupation on effectively full repairing and insuring terms, at the following rents, subject to 5 yearly upward only rent reviews:-

Unit 1 £50,000 pax (+ VAT if applicable)

Unit 2 £60,000 pax (+ VAT if applicable)

## RATEABLE VALUE

To be assessed.

## ENERGY PERFORMANCE CERTIFICATE

Both units have an energy rating of A. Further details are available upon request.

## LEGAL COSTS

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

## VIEWING

Strictly by appointment through sole agents:

Francis Darrah Chartered Surveyors

Contact: Francis Darrah

Tel: 01603 666630

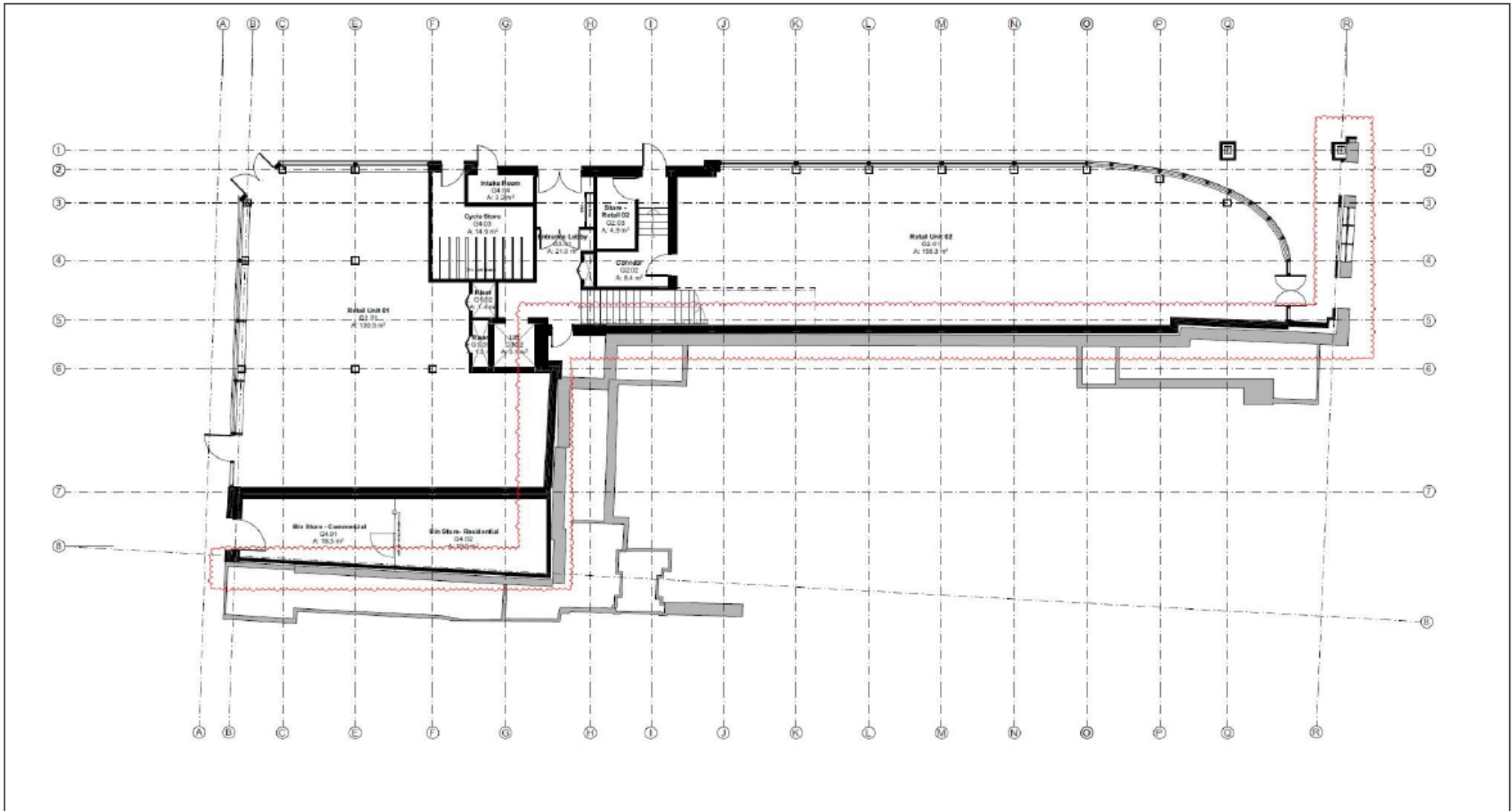
Email: [francis@fdarrah.co.uk](mailto:francis@fdarrah.co.uk)

## SUBJECT TO CONTRACT

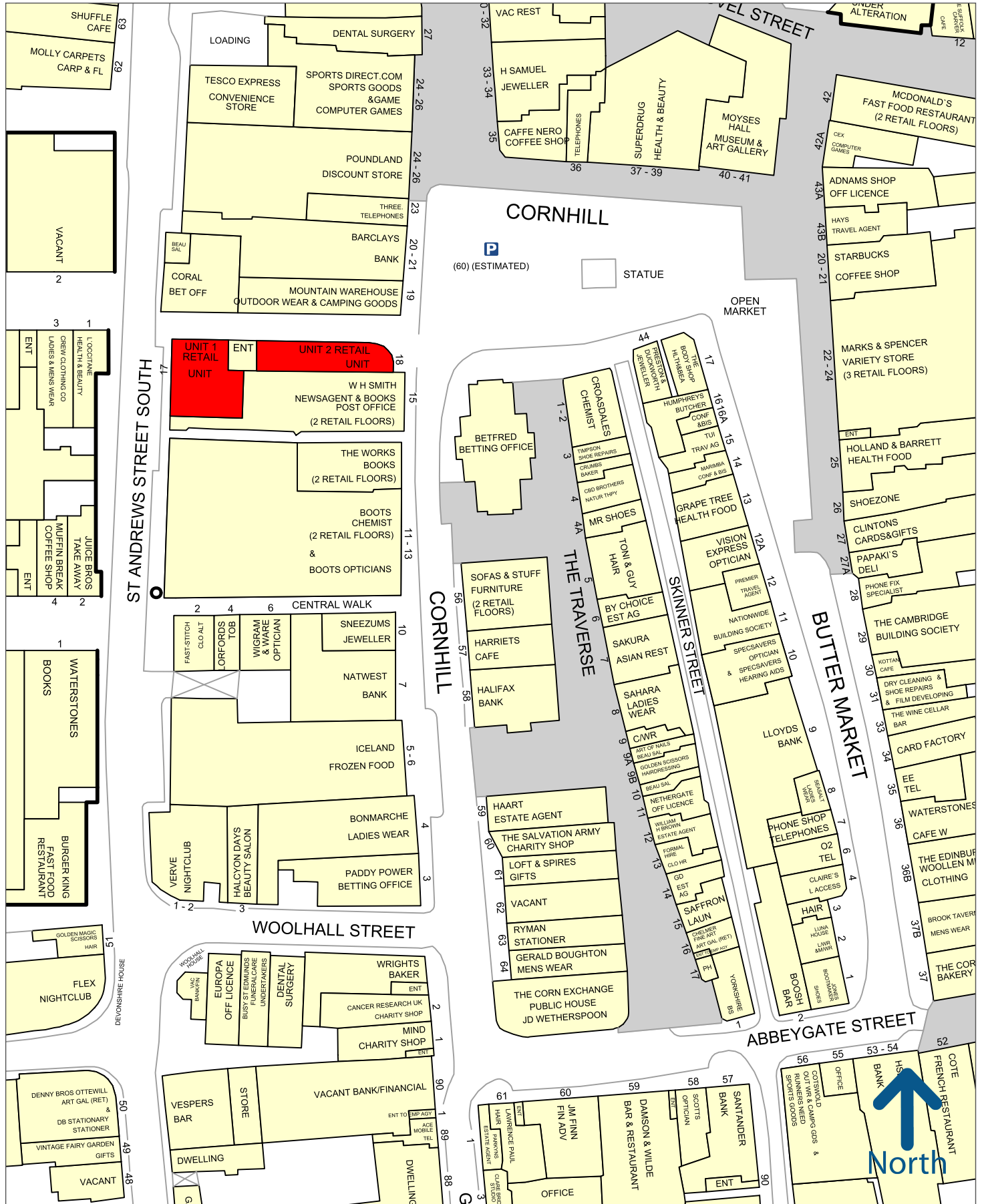
October 2024



Francis Darrah for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof.



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50 metres

Experian Goad Plan Created: 21/10/2024  
Created By: Francis Darrah