



Tenure

Freehold.

Location

Bury St Edmunds is located within the county of Suffolk (25 miles north-west of Ipswich and 40 miles south-west of Norwich). The town boasts an affluent catchment population of over 120,000, which is currently 10% above the national average for weekly disposable income. The property is situated within the centre of Bury St Edmunds, only a short walk from Cornhill, the main retail pitch in the town centre. The property is in a prominent location on St John's Street, which benefits from a high footfall from the pedestrianised area on Brentgovel Street. Occupiers close by include Jaeger, Greggs, Poundland, Tesco and H Samuel.

Description

The property is arranged over basement, ground and two upper floors to provide a public house, together with self-contained offices above accessed from the front.

VAT

VAT is not applicable to this lot.

Planning

The upper floors may lend themselves to residential conversion subject to obtaining all the necessary consents. All enquiries should be made with the local authority.

Local Planning Authority: St Edmundsbury Borough Council
Tel: 01284 757675.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

EPC Rating 117 Band E (Copy available on website).

Bury St Edmunds

88-89 St John's Street

Suffolk

IP33 1SQ

- **Freehold Public House and Office Investment**
- Majority let to Fawkes Bar Ltd until 2030 (no breaks)
- Dominant frontage in close proximity to Cornhill
- Affluent catchment area
- Asset Management Opportunity
- Potential residential development, subject to planning
- Public House Rent Review 2020
- Total Current Rents Reserved

£49,300 pa
plus vacant first & second floors (1)



Floor	Present Lessee	Accommodation		Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Fawkes Bar Ltd	Gross Frontage	10.10 m	A term of years from 23.04.2013 expiring 12.11.2030 Rent review 17.11.2020 and every 5th anniversary of that date FR & I	£49,300 p.a.	Rent Review 2020
		Net Frontage	8.20 m			
		Shop Depth	19.70 m			
		Built Depth	33.17 m			
		Ground Floor (GIA)	278.2 sq m			
First & Basement	Vacant	First Floor	64.65 sq m	-	-	-
		Basement	64.65 sq m			
Second	Terms agreed (1)	Second Floor	64.65 sq m	Terms Agreed (1)	(1)	-
		Total	472.1 sq m	(5,082 sq ft)		

Total £49,300 p.a.

(1) Terms have been agreed with Exploring & Counselling (subject to contract) at £5,900 for 5 years together with a 3 months rent free. There will be a 3 year tenant's break clause.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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