

# Bury St Edmunds

## 93 St Johns Street

### Suffolk

### IP33 1SQ

- **Prominent Freehold Shop Investment**
  - Let on a new 10 year lease to Greenwood's (Menswear) Ltd (1)
  - Rent Review 2019
  - Current Rent Reserved
- £32,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



**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 in a prominent corner position in the heart of the town centre adjacent to Boots and opposite Greggs. Occupiers close by include Sports Direct, H Samuel, Thorntons, Oxfam and Mothercare.

**Description**  
The property is arranged on basement, ground and two upper floors to provide a regular shop unit with ancillary upper floors.

The property provides the following accommodation and dimensions:			
<b>Gross Frontage</b>	<b>6.26 m</b>	<b>(20' 6")</b>	
<b>Net Frontage</b>	<b>5.20 m</b>	<b>(17' 1")</b>	
<b>Return Gross Frontage</b>	<b>9.69 m</b>	<b>(31' 9")</b>	
<b>Return Net Frontage</b>	<b>8.67 m</b>	<b>(28' 5")</b>	
<b>Basement</b>	<b>49.6 sq m</b>	<b>(534 sq ft)</b>	
<b>Ground Floor</b>	<b>97.7 sq m</b>	<b>(1,052 sq ft)</b>	

<b>First Floor</b>	<b>77.0 sq m</b>	<b>(829 sq ft)</b>
<b>Second Floor</b>	<b>77.8 sq m</b>	<b>(837 sq ft)</b>
<b>Total</b>	<b>302.1 sq m</b>	<b>(3,252 sq ft)</b>

**Tenancy**  
The entire property is at present let to GREENWOODS (MENSWEAR) LTD for a term of 10 years from 14th December 2014 at a current rent of £32,000 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants.  
(1) There is a tenant's break clause exercisable 6 months after determination of the renewed rent on 4 months' notice.

**Tenant Information**  
No. of Branches: 86.  
Website Address: [www.greenwoodsonline.com](http://www.greenwoodsonline.com)

**VAT**  
VAT is applicable to this lot.

**Buyer's Premium**  
Buyers will pay 0.35% + VAT of the purchase price towards the seller's costs.

**Documents**  
The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

**Energy Performance Certificate**  
EPC Rating 101 Band E (Copy available on website).

