



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 and boasts an affluent catchment population. The town is well connected by road, with the A14 linking to Ipswich and Cambridge and the A134 providing north/south links.

The property is situated within the Bury St Edmunds Town Centre Conservation Area, on the east side of St John's Street within the town centre and a short distance from Cornhill and the pedestrianised Brentgoval Street.

Occupiers close by include a number of boutiques and independent traders on St John's Street, in addition to Boots, Greggs, Oxfam, H Samuel, Tesco Express, Three and many more to the south of the property.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor shop with ancillary accommodation to the rear, office accommodation at first floor level and storage to the second floor. There is a basement which has trap door access and is unused by the tenant. To the rear, at first floor level fronting Short Brackland, is a cocktail bar which also interconnects with the adjoining property (not included in the sale). There is parking to the rear.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
87 St John's Street	St Nicholas Hospice (www.stnicholashospice.org.uk)	Basement – Not Inspected Ground Floor 183.90 sq m (1,980 sq ft) First Floor 44.85 sq m (483 sq ft) Second Floor 37.70 sq m (406 sq ft) 4 Parking Spaces	A term of years expiring 31.03.2022 Rent review every 5th year FR & I subject to a schedule of condition for interior (2)	£37,500 p.a. (1)	Reversion 2022
3 Short Brackland	S Blake and T Blake (t/a Stillers)	First Floor (Rear) 87.45 sq m (941 sq ft) 2 Parking Spaces	A term of years expiring 16.11.2030 Rent review every 5th year. FR & I	£12,000 p.a.	Rent Review 2020
Rear	Snug Bars (88/89 St John Street)	2 Parking Spaces (One Freehold)	Informal agreement	£1,000 p.a.	

(1) The base rent is £37,000 per annum. Three parking spaces are included in the lease and the tenant pays £500 per annum for an additional space on an informal agreement.

(2) There is a service charge to cover the common parts and the structure.

Total £50,500 p.a.(1)

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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Bury St Edmunds

87 St John's Street & 3 Short Brackland Suffolk IP33 1SQ

- **Freehold Shop and Leisure Investment**
- Town centre location close to Cornhill
- Comprises shop and cocktail bar
- Affluent catchment area
- On-site parking to rear
- Shop Reversion 2022
- Current Rent Reserved
£50,500 pa⁽¹⁾

**SIX WEEK COMPLETION
AVAILABLE**

