

37

BUTTER MARKET

Bury St Edmunds
IP33 1DW

Surrounding retailers include

FATFACE
UNITED KINGDOM

W
Waterstones

JONES
BOOTMAKER

CÔTE
BRASSERIE

**White
STUFF**

Bills

TO LET - 2 Retail Units of 1,434 and 1,407 sq ft



The elegant Grade II listed building is the former home of Palmers Department store, once the longest established department store in the country, the ground floor is to be let for retail use and the three floors above are to be converted into 8 two bedroom apartments.

The retail is arranged on the ground floor and will be split into 2 separate units with ancillary in the basement.

The property occupies a prominent position at the heart of the prime retail pitch of Bury St Edmunds. Situated on the corner of Butter Market and the pedestrianised Abbeygate Street it benefits by being on the main route through the Town to the hugely popular tourist destination, Bury St Edmunds Abbey.

The property is in a high footfall location with excellent return frontage, other Bury St Edmunds aspirational retailers include:

- FATFACE**
UNITED KINGDOM
 - White STUFF**
 - JONES**
BOOTMAKER
 - Bill's**
- SEASALT JIGSAW Waterstones

Pedestrianised

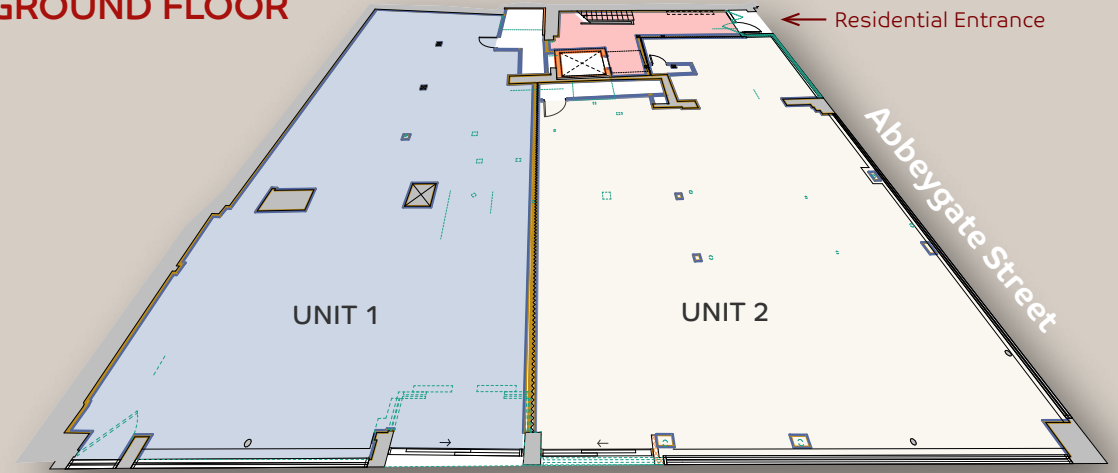


Butter Market



Abbeygate Street

GROUND FLOOR

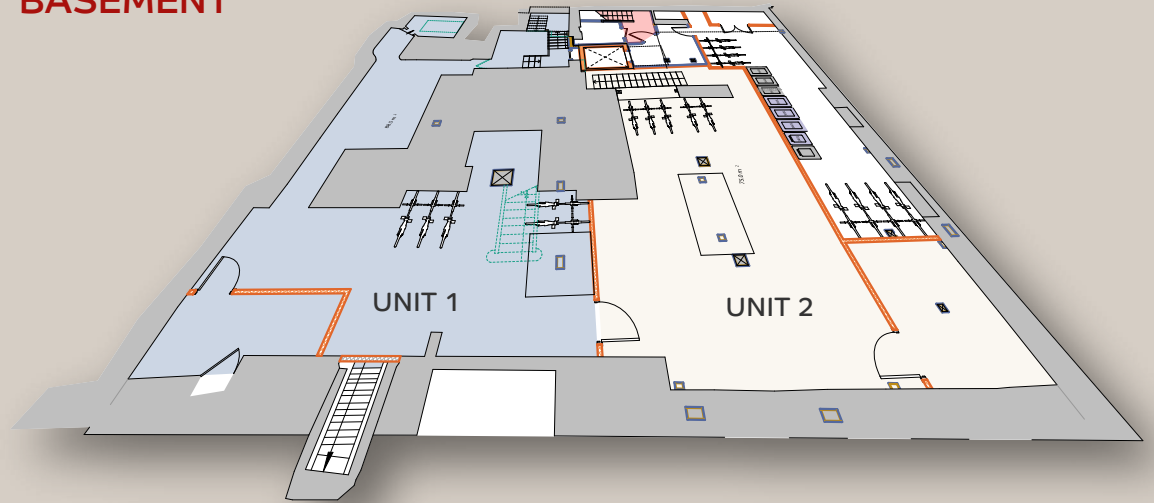


Butter Market

UNIT 1		
IW	28'7"	8.7m
SD	54'9"	16.7m
GFS	1,434 sq ft	133 sq m

UNIT 2		
IW	34'9"	10.6m
SD	47'8"	14.5m
GFS	1,407 sq ft	131 sq m

BASEMENT



UNIT 1	sq ft	sq m
Storage	616	57

UNIT 2	sq ft	sq m
Storage	655	61



LOCATION

Bury St Edmunds is a historic market town situated at the intersection of the A14 and the A134, lying just 25 miles East of Cambridge and North West of Ipswich. The historic destination is the predominant tourist destination of East Anglia.

TENURE

Leasehold. To be let for a term of years to be agreed on an FR&I basis.

RENTAL

Unit 1 - £65,000 pax.

Unit 2 - £75,000 pax.

UNDER OFFER

EPC

Will be available on completion.

VIEWING

Strictly with the sole agent:

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*All images contained in this brochure are for illustrative purposes only, and show units which have been developed and constructed by Commercial Development Projects.