

On the Instructions of New Look

BURY ST EDMUNDS

7/8 Cornhill Walk Shopping Centre

***SHOP LEASE
AVAILABLE***

***SUBSTANTIAL
INCENTIVES
AVAILABLE***

***SUB-DIVISION
AVAILABLE***



LOCATION

The unit occupies a prominent position within the Cornhill Walk Shopping Centre. The property benefits from being located close to nearby multiple retailers including **JJB Sports, Select** and **Evans**.

DESCRIPTION

The unit provides the following approximate accommodation:-

Net Frontage	13.72 m	45 ft 0 in
Average Internal Width	13.72 m	45 ft 0 in
Shop Depth	22.94 m	75 ft 3 in
Ground Floor Sales	281.5 sq m	3,030 sq ft
First Floor	268.3 sq m	2,888 sq ft

TENURE

The property is held by way of two effectively Full Repairing & Insuring leases for a term of 25 years, expiring September 2013. The rent review on 29th September 2008 is currently outstanding.

RENT

The current passing rent is **£96,300** per annum, exclusive of rates and VAT (if applicable).

SUB-DIVISION

Subject to landlord's consent the unit can be sub-divided as follows:-

Unit 7

Ground Floor Sales	132.15 sq m	1,423 sq ft
First Floor	127.55 sq m	1,373 sq ft

Unit 8

Ground Floor Sales	149.34 sq m	1,608 sq ft
First Floor	140.74 sq m	1,515 sq ft

Terms are available upon application

TERMS

Substantial financial incentives are available, subject to status.

RATING

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop and ancillary accommodation is £74,000 and the Rates Payable are £35,890. The UBR for 2009/10 is 48.5p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

VIEWING

Strictly via appointment with:-

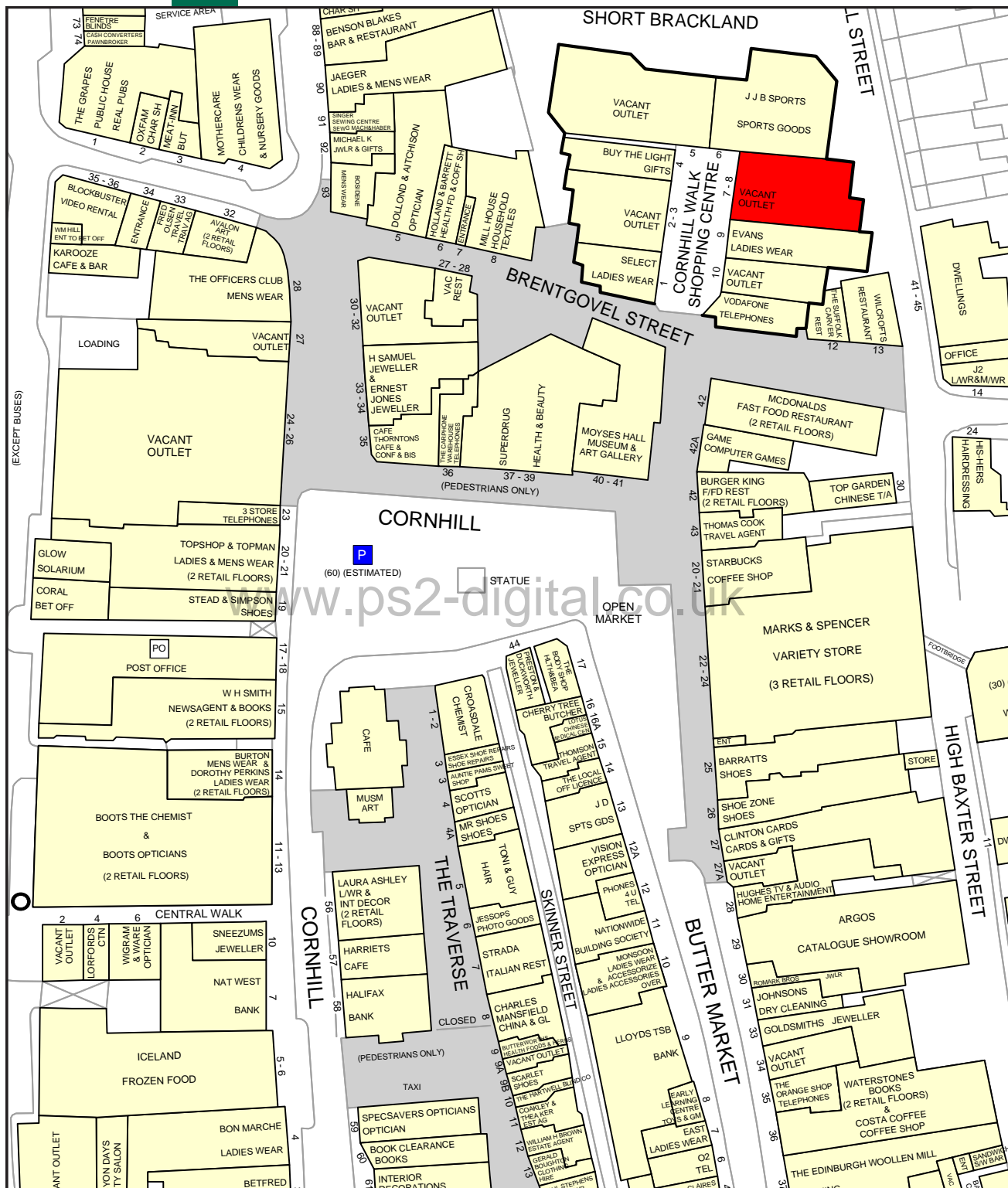
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Not to scale.

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