

SHOP

TO LET



7 Risbygate Street, Bury St Edmunds, Suffolk
IP33 3AA
1236446



7 Risbygate Street

Bury St Edmunds, Suffolk, IP33 3AA



Agreement

To Let



Detail

SHOP



Rent/Price

£10,500 pax



Size

34.04sq m (366)sq ft
NIA



Location

Bury St Edmunds,
IP33 3AA



Property ID

1236446

For Viewing & All Other Enquiries Please Contact:



Simon Burton
BSc (Hons)
Director

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Property

The property is a ground floor shop located on a busy street in Bury St Edmunds town centre and provides retail/office/treatment style accommodation. There is a main reception room, two partitioned treatment/changing rooms, plus kitchen and WC. Externally there is a small communal courtyard. The space has suspended ceilings, part air conditioning, shower and vinyl floor covering.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Total NIA	34.04	366

Energy Performance Certificate

The property has an EPC rate of A(21).

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

The property has most recently been used for massage therapy and has historically been used for other retail use. Interested parties are advised to make their own investigations to the Local Planning Authority as to the suitability of their intended use of the property and its consented use.

Rates

Charging Authority: West Suffolk Council
Description: Shop and Premises
Rateable value: £8,500 (2026 Assessment)

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Tenure

The property is available To Let by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£10,500 per annum exclusive of VAT and all other outgoings.

Service Charge

The landlord reserves the right to charge a service charge for the upkeep of the common areas of the property.

VAT

VAT will not be charged on the rent.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

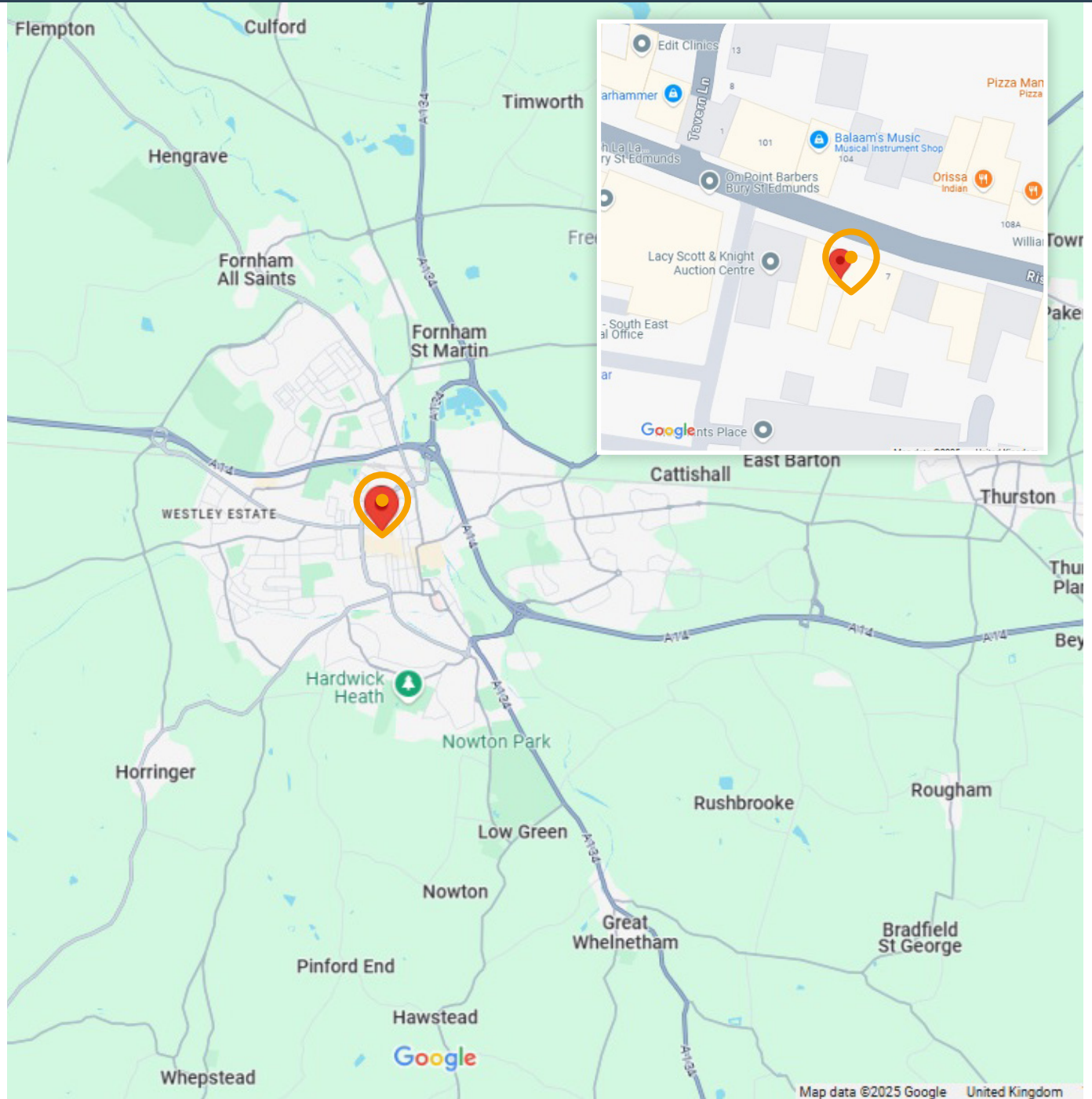
Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

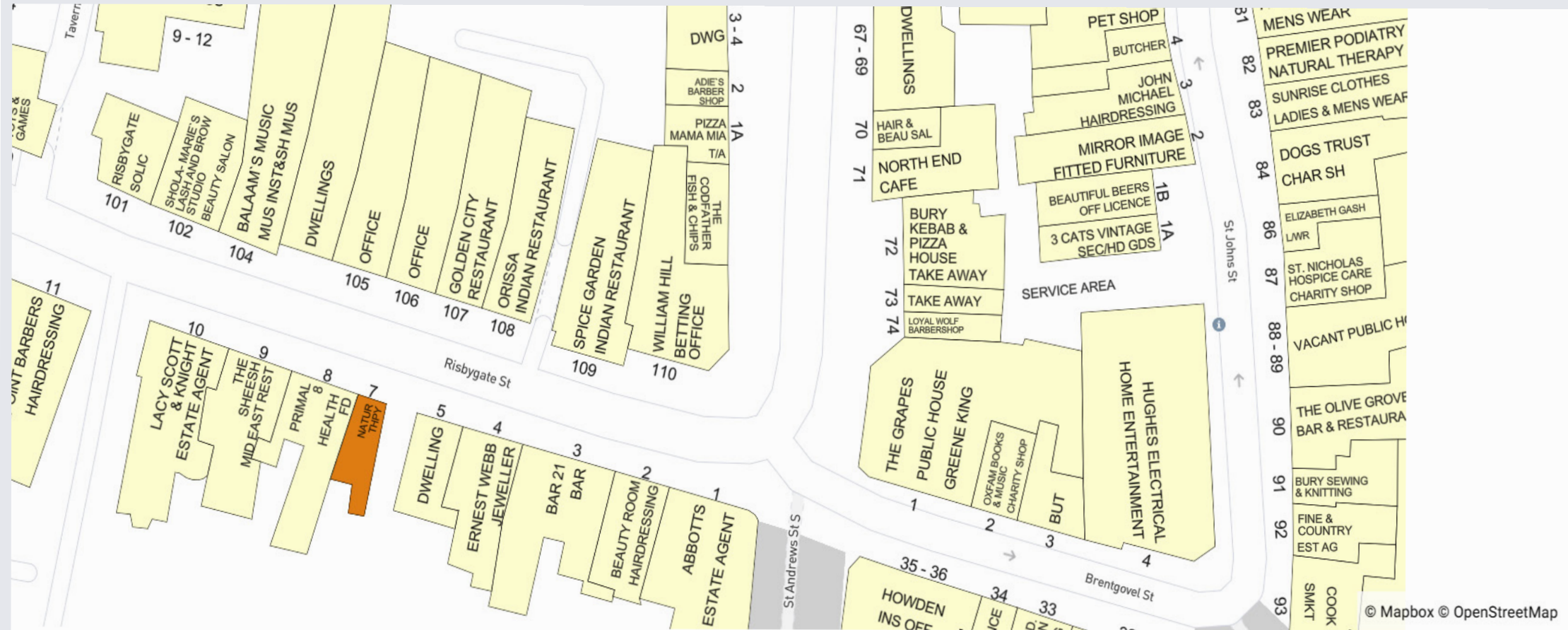
Location

Bury St Edmunds is a popular market town located in West Suffolk, benefitting from an affluent local shopping population and strong tourist industry. The town is home to a wide range of local and national retail occupiers.

The property is located to the West end of Risbygate Street, close to its junction with St Andrews Street and Brentgovel street in Bury St Edmunds town centre, within short walking distance of the primary retail areas and close to the bus station and pay and display car parks. Risbygate Street has a mix of commercial occupiers including restaurants, bars, offices, beauty salons and retailers.







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