



Part First Floor, Glasswells, Newmarket Road, Bury S Edmunds, Suffolk
IP33 3TU

1229005/2025B



BTG
Eddisons

PART FIRST FLOOR, GLASSWELLS

NEWMARKET ROAD, BURY ST EDMUNDS, SUFFOLK, IP33 3TU



Agreement

To Let



Detail

Retail Concession



Rent

£45,000 pax



Size

111.5 sq m (1,200 sq ft)



Location

Bury St Edmunds, IP33 3TU



Property ID

1229005/2025B

For Viewing & All Other Enquiries Please Contact:



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Director

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Property

The property is a retail concession located on the first floor mezzanine to the front of the store, adjacent to the main showroom entrance. The space is rectangular in shape and benefits from suspended ceilings with recessed LED lighting. The area will be ready for tenant fit out and prospective tenants will benefit from high footfall generated from Glasswells, the largest independent home department store in East Anglia. The property benefits from shared use of the extensive on site car park. If tenants require additional off site storage space, this is available by separate negotiation.

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	111.5	1,200

Energy Performance Certificate

A new EPC has been commissioned and will be available in due course.

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 is part of an established retail showroom and will be suitable for retail sales within Class E of the use classes order. Tenants are however advised to make their own investigations with the Local Planning Authority.

Rates

The quoted rent is inclusive of business rates.

Tenure

The property is available by way of a minimum 5 year tenancy agreement, subject to stepped rental increases from the 3rd year and an open market rent review in the 4th year.

Rent/Price

£45,000 per annum inclusive of business rates, electricity and staff facilities, but exclusive of VAT.

Service Charge

There is no service charge currently levied for the property.

VAT

VAT will 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

The property is located at the front of the store and forms part of the first floor / mezzanine in the main showroom building. Glasswells is situated in a prominent position fronting Newmarket Road and access via Dettingen Way to the West of Bury St Edmunds town centre. Newmarket Road is one of the primary roads linking Bury St Edmunds with the A14, with junction 43 being within approximately 0.5 miles. Nearby occupiers include Aldi, Kidsplay and Hal Leonard Europe. Bury St Edmunds is a popular and expanding market town in the heart of West Suffolk, with a strong retail offer and affluent demographic.







