



24B Angel Hill

Bury St. Edmunds, IP33 1UZ

Period Town Centre Class E Unit To Let

1,184 sq ft
(110 sq m)

- Self Contained unit over three floors
- Prominently positioned close to the junction of Angel Hill and Northgate Street
- Currently used as a childrens play cafe
- Available immediately
- Period features on display

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Summary

Available Size	1,184 sq ft
Rent	£15,000 per annum
Rates Payable	£5,508 per annum based on 2026 valuation
Rateable Value	£12,750
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (74)

Description

The property comprises a mid-terraced, timber framed two story Grade II listed property with a painted rendered exterior finish beneath a pantile roof.

The ground floor benefits from period features including timber beams and a timber staircase located centrally within the retail space. There is part painted part wallpapered walls, carpeted flooring, fluorescent tube lighting, electric wall heater, a small sink area which has been built within a cupboard space, single glazed sash windows and access to a cellar.

There is first floor space which is over two levels with small steps between and comprised as two private rooms with a central office/reception space. Again, there are several period features on display including timber beaming and fire places. The WC and kitchen is located at first floor level. The specification is like that of the ground floor. The second floor is accessed via a staircase and would be suitable for storage.

Location

The subject property is located in a prominent position, close to the junction of Angel Hill and Northgate Street. It is in close proximity to the Abbey Gardens and Cathedral. Surrounding occupiers include a mix of retailers, offices, cafes and restaurants.

Bury St Edmunds is an attractive and affluent market town in West Suffolk. It has a thriving local economy and is supported by an active and busy tourist industry.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	401	37.25	Available
1st	539	50.07	Available
2nd	244	22.67	Available
Total	1,184	109.99	

Terms

The property is available by way of a new lease on terms to be agreed. There is a possibility the unit could be made available immediately.



Viewing & Further Information



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