

# Lot 4, 43 and 43a Abbeygate Street, Bury St Edmunds, Suffolk IP33 1LW

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)



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## Property Information

### Freehold Retail and Residential Investment

- Ground Floor Shop and Self Contained Maisonette
- Let to Srivens Limited on a Renewed Lease until 2027 (subject to option)
- Busy Pedestrianised Town Centre Location
- Affluent and Historic Market Town
- Nearby occupiers include Pizza Express, Savers, Greggs, HSBC and Boots

**Auction**  
17/Feb/2022

**Lot**  
4

**Status**  
Available

**Rent**  
£25,100 per Annum Exclusive

**Auction Venue**  
Live Streamed Auction

**Sector**  
High Street Retail

### Location

**Miles** 26 miles north-west of Ipswich, 28 miles east of Cambridge

**Roads** A11, A14, A134, A143, M11 (Junction 10)

**Rail** Bury St Edmunds Railway Station

**Air** Stansted Airport

### Situation

Bury St Edmunds is an affluent and historic market town situated equidistant between Cambridge to the west and Ipswich to the south-east. The property is situated in the heart of the town centre on the southern side of the busy pedestrianised Abbeygate Street, the towns main retailing thoroughfare. Neighbouring occupiers include Pizza Express, Savers, Greggs, HSBC, Boots and many national and local retails and restaurants.

### Tenure

Freehold.

### Description

The property, an attractive mid-terraced mixed use building comprises ground floor retail unit currently let to an opticians and a self contained residential maisonette on the upper three floors

### VAT

VAT is not applicable to this lot.

### Completion Period

Six week completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	94.93 sq m	(1,021 sq ft)	SCRIVENS LIMITED (1)	5 years from January 2022 (2)	£25,000	January 2027
First Second Third	Residential	Not Measured		Individual	115 years from 29/09/2011	£100	(28/09/2126)
<b>Total Approximate Floor Area</b>		<b>94.93 sq m</b>	<b>(1,021 sq ft)</b>			<b>£25,100</b>	

(1) Scrivens Limited (CRN00377588) were incorporated in 1942 and currently operate from over 170 outlets nationwide. (Source:<https://scrivens.com/about-us/our-history/>). For the year ending 25th October 2020 Scrivens Limited (CRN00377588) reported a turnover of £38,371,288, a pre-tax profit of £4,986,123 and a net worth of £5,607,156.

(2) The lease provides for a tenant the option to determine the lease in January 2025 upon serving 6 months written notice.

(3) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk))

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## Contacts

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