

Retail/Leisure Unit

15 Cornhill, Bury St Edmunds, IP33 1DY

Ground floor: 358.5m² (3,859ft²)



To Let – Subject to Vacant Possession



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PROPERTY

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Location

Bury St Edmunds is a thriving Suffolk market town with excellent road communications via the A14, providing convenient access to Cambridge, the M11 and the wider motorway network.

The property occupies a prominent town centre position near Market Square, within the prime retail pitch.

Fronting Cornhill and Buttermarket, it is situated adjacent to the entrance of Central Walk, a key pedestrian route linking the traditional retail core with the Arc Shopping Centre and main public car park. The surrounding area is well established and benefits from a strong mix of national and independent retailers, including Boots, The Works and Mountain Warehouse, alongside a range of leisure and service occupiers.

Accommodation

The accommodation comprises:

	SQ FT	SQ M
Basement	801	74.41
Ground Floor	3,859	358.50
First Floor	3,557	330.45
Second Floor	2,725	253.15
Third Floor	386	35.86
Total	11,328	1,052.37

Rent

Price on application

VAT

VAT is applicable at the prevailing rent.

Rates

The premises is assessed as follows:

Rateable Value: £111,000

UBR (2026/2027): 0.43

Rates Payable: £47,730

This is information is for guidance only and all parties are advised to check themselves with the local billing authority.

Legal Costs

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

EPC Rating

The property is currently rated within band D.



[Click here](#) for
Google map link

Viewing

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

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