

**Lot 23, 14 Cornhill, Bury St Edmunds,  
Suffolk IP33 1DY**

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



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## Property Information

### Prime High Yielding Freehold Retail Investment

- Entirely let to The Works Stores Limited
- New 5 year lease renewal from September 2022 (subject to option) (2)
- Approximately 4,043 sq ft
- Close proximity to Arc Shopping Centre
- Nearby occupiers include Marks & Spencer, Tesco Express, Sports Direct, JD Sports, Superdrug, Boots the Chemist, The Body Shop, Holland & Barrett and H. Samuel

#### Lot

23

#### Auction

30th March 2023

#### Rent

£85,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

On Behalf of a Real Estate  
Investment Trust

### 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

The property occupies one of the finest trading locations on the western side of Cornhill, within close proximity to Arc Shopping Centre where retailers include Pandora, Clarks, Crew Clothing, H&M, Superdry, River Island, Byron and Nandos. Other nearby occupiers include Marks & Spencer, Tesco Express, Sports Direct, JD Sports, Superdrug, Boots the Chemist, The Body Shop, Holland & Barrett and H. Samuel.

### Tenure

Freehold.

### EPC

Band C

### Description

The property comprises a shop arranged on the ground, basement and first floors with the property benefitting from trading at first floor level.

### VAT

VAT is applicable to this lot.

### Completion Period

Six Week Completion

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail	152.45	(1,641)	THE WORKS STORES LIMITED (t/a The Works) (1)	5 years from 10/09/2022 (2) on a full repairing and insuring lease	£85,000
Basement	Ancillary	99.79	(1,074)			
First	Retail/Ancillary	123.33	(1,328)			
<b>Total</b>		<b>375.57</b>	<b>(4,043)</b>			<b>£85,000</b>

(1) For the year ending 1st May 2022, The Works Stores Limited reported a turnover of £264,630,000, a pre-tax profit of £12,858,000 and a net worth of £17,878,000. (www.northrow.com)

(2) The lease is subject to a tenant option to determine on 10/09/2025

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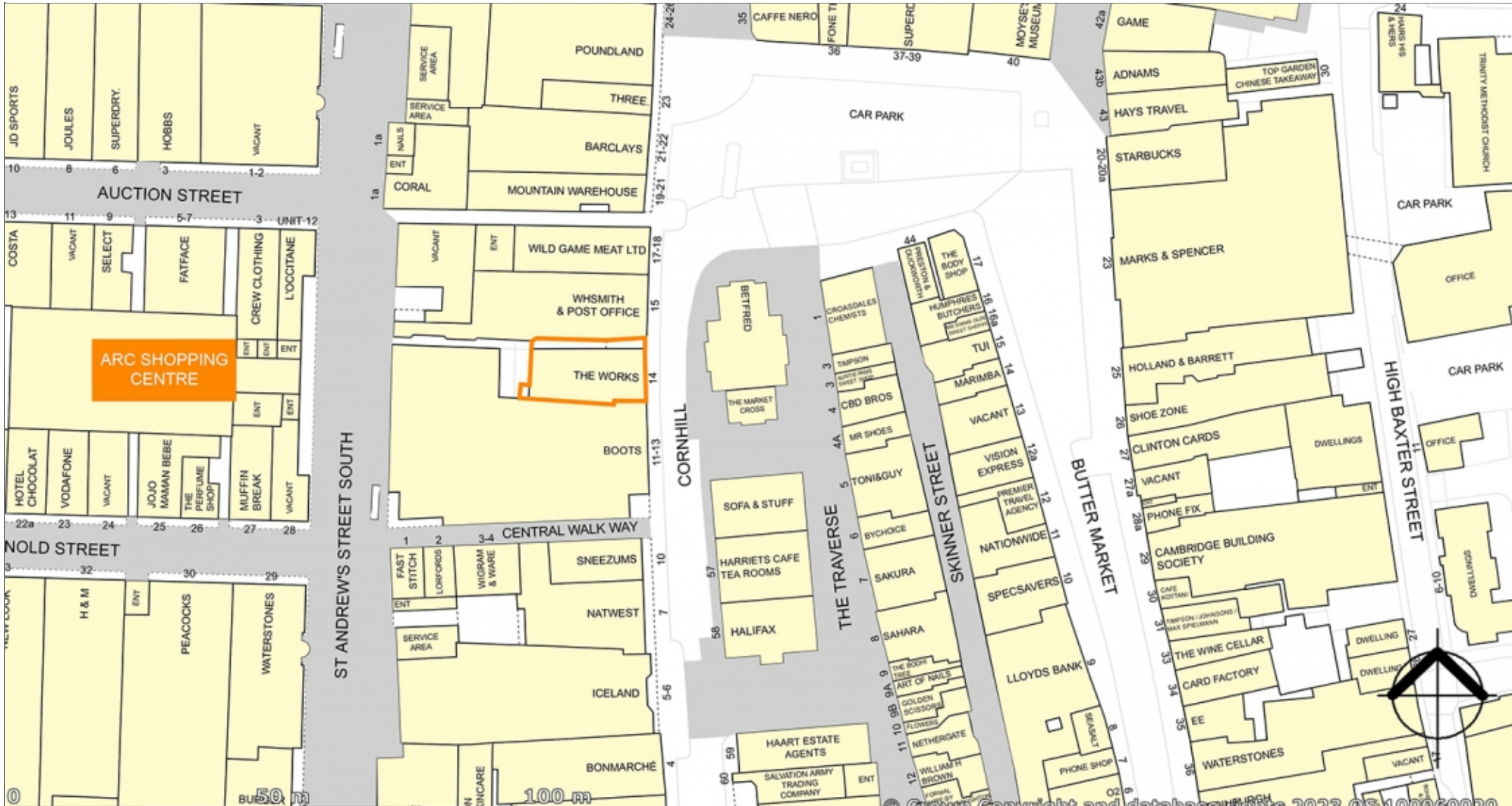
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## Contacts

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September 2020