



I-3 The Street

Great Barton, Bury St Edmunds, Suffolk, IP31 2QP

Former Post Office Unit To Let - £1,500 per calendar month

LACY SCOTT  
& KNIGHT

est. 1869

Chartered Surveyors | Land & Estate Agents | Auctioneers & Valuers

## I-3 The Street

Great Barton | Bury St Edmunds | Suffolk | IP31 2QP

Bury St Edmunds 4 miles, A14 (J43) 3.2 miles

Ground Floor former Post Office unit located on the A143 in the village of Great Barton. Net Internal Area extending to approx. 79.33 sqm (854 sqft).

### LOCATION

I-3 The Street is located on the A143 in the village of Great Barton. Bury St Edmunds is located 4 miles to the south west. Great Barton offers a petrol station/convenience store, village school, pub and two churches and bus stop connection into Bury St Edmunds.

### DESCRIPTION

The ground floor premises comprises of a main retail area with two serving counters, side store, a further three rear store spaces and shared rear entrance. The main retail space benefits from two counters, display windows to front, vinyl flooring, lights and power sockets. Outside there is a WC/store. There are 4 car parking spaces to the rear of the property accessed via a shared drive. The parking spaces benefit from one EV charging point. The Net Internal Area of the property is approx. 79.33 sqm (854 sqft) (excluding external storage).

### RENT AND AVAILABILITY

I-3 The Street £18,000 per annum Available.

### LEASE TERMS

The property is available on a new lease.

### DEPOSIT

Three months' rent.

### VAT

No VAT.



### SERVICES

Mains water, drainage and electricity. We understand the Landlord is the process of connecting mains gas to the property and installing a new gas fired central heating system in the unit. We have not tested any of the services or appliances.

### ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy rating: TBC

### LOCAL AUTHORITY

West Suffolk Council.

West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Tel: 01284 763 233

### BUSINESS RATES

Rateable Value: £5,700 per annum

Payable Rates: £2,844.30 RV 2023

The rates payable are based on the current UBR of £0.499. Small business rates relief may be available providing up to 100% exemption. All interested parties should make their own enquiries with West Suffolk Council regarding their rates liability.

### PLANNING

We assume that the property has planning consent for Class E Retail use by virtue of its previous use as a Post Office Store. All interested parties should make their own enquiries with West Suffolk Council regarding the intended use.

## BROADBAND SPEED

Download speed up to 67-73 Mbps (Ofcom, 2025)

Upload speed up to 17-18 Mbps (Ofcom, 2025)

## MOBILE COVERAGE

Indoor - Variable – EE, Three & O2 (Ofcom, 2025)

Outdoor - Good – EE, O2, Three & Vodafone (Ofcom, 2025)

## COSTS

Each party will bear their own legal costs for entering a new lease.

## AGENT'S NOTES

Property Particulars prepared October 2025.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only. To arrange a viewing or for further information please contact: Lacy Scott & Knight Commercial:

Contact: Will D'Arcy

Tel: 01449 833 692

Email: [wdarcy@lsk.co.uk](mailto:wdarcy@lsk.co.uk)



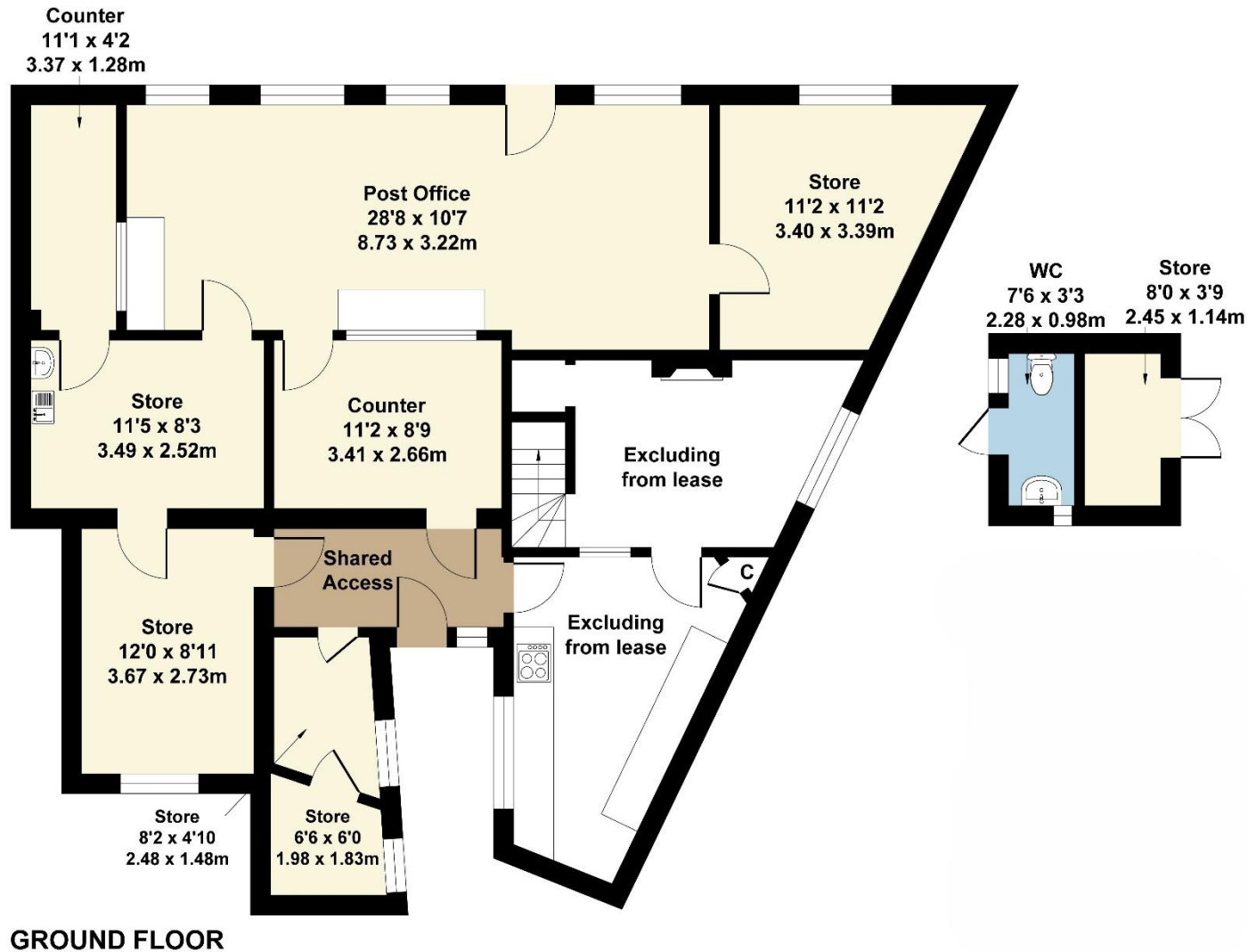
## Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

**Misrepresentation and Notices** Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

# 1-3 The Street, Great Barton, Bury St Edmunds, Suffolk, IP31 2QP



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Tel: 01284 748600

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN