

# Commercial Premises / Redevelopment Opportunity - FOR SALE

The Shutters St John's Street, Bury St. Edmunds, Suffolk, IP33 1SN

## Merrifields



Size: 5,425 Sq Ft

Located in on the edge of Bury St Edmunds town centre

Retailing, office and storage areas

Established vehicle access

Potential for residential redevelopment (STPP)

Available FOR SALE on terms to be agreed



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63 Churchgate Street  
Bury St Edmunds, IP33 1RH



## Description

Edge of town centre commercial or residential development opportunity located on St Johns Street in Bury St Edmunds.

The property has most recently been used as a funeral directors and car storage facility and would suit similar retail, showroom or storage uses moving forward. The property may also be suitable for redevelopment for alternative commercial or residential use (STPP).

The building benefits from retail/office areas with ancillary kitchenette and WC facilities as well as a warehouse store which can be accessed via the roller shutter access doors to the front elevation or through interconnecting doors with the retail/office accommodation.

## Accommodation

The property has been measured to produce the following approximate Gross Internal Areas:

Total	503.98 Sq M	5,425 Sq Ft
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The site area is approximately 0.13 acres (STS).





### Availability

The property is available FOR SALE freehold immediately on terms to be agreed.

### Price

£525,000.

### VAT

The premises are not opted for VAT.

### Business Rates

The rateable value is £18,500 (2023).

### Service Charge

None.

### Costs

Each party will bear their own legal costs but the incoming tenant will pay any abortive costs incurred by the Vendor.

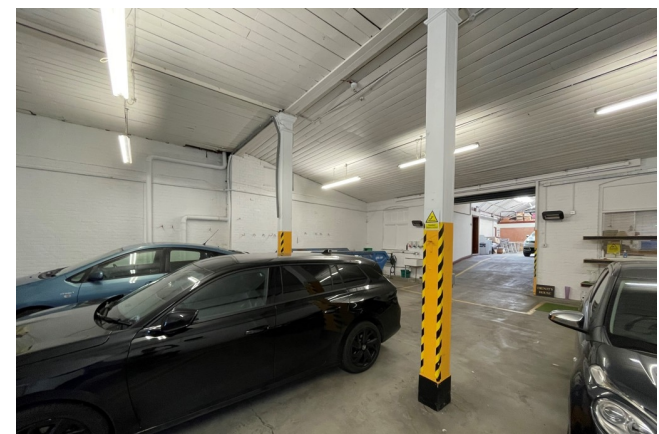
### Use & Planning

The premises are suitable for a variety of commercial, business and service uses within class E and B8 of the use classes order. Interested parties should make their own enquiries to the local planning authority for their proposed use.

The site may be suitable for residential planning permission subject to planning permission.

### EPC

The EPC rating is D (88).





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## Viewing & Further Information

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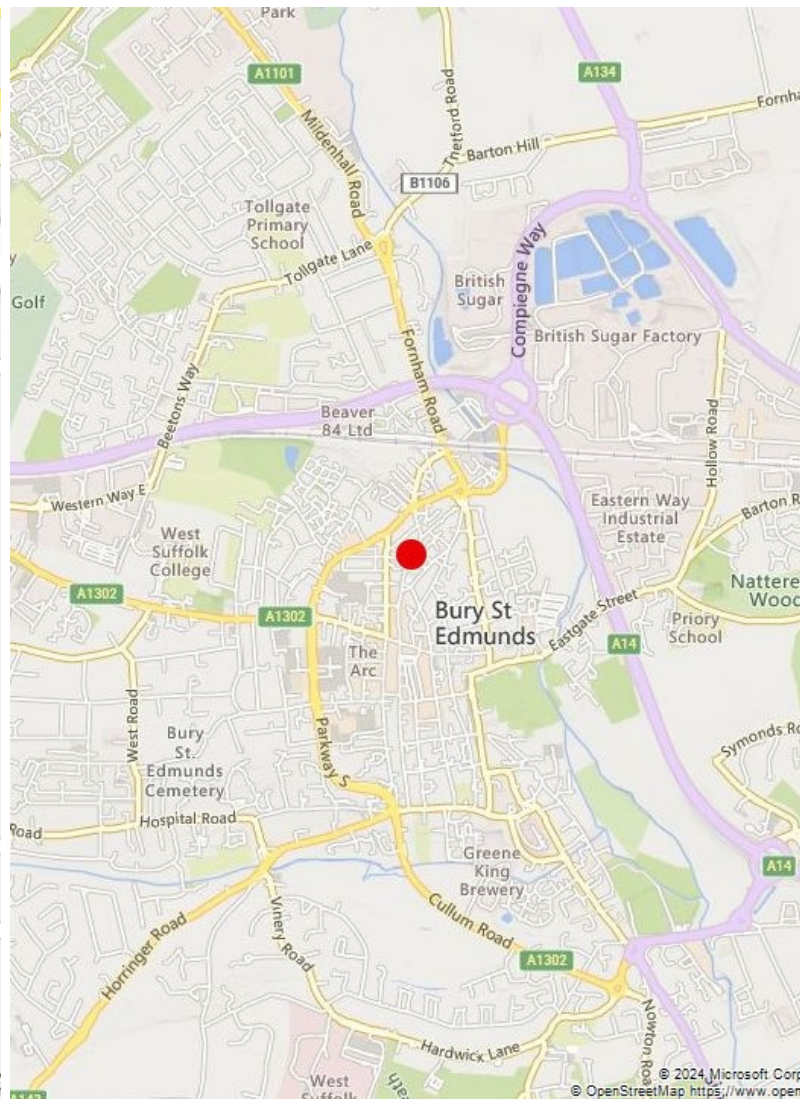
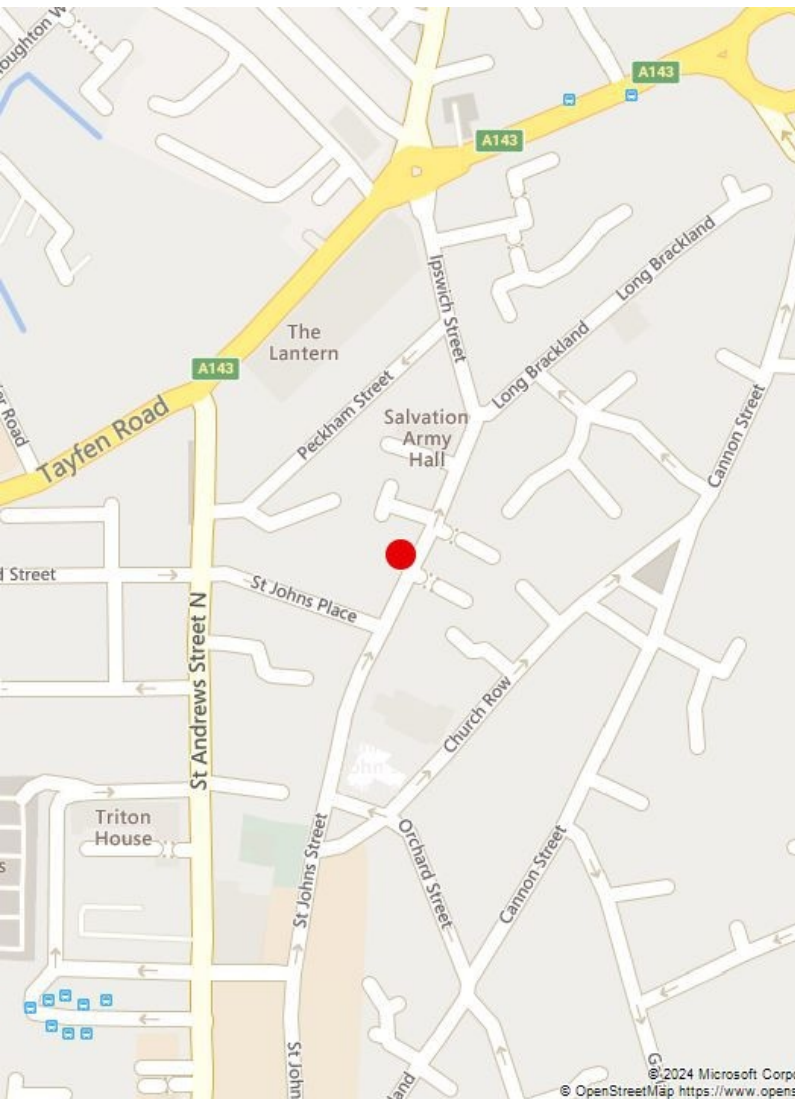
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REF: A0744 / 01.04.25

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