

# Roadside Industrial Premises/Redevelopment Opportunity - FOR SALE

Springfield Garage Tayfen Road, Bury St. Edmunds, Suffolk, IP33 1TB

## Merrifields



Size: 2,053 Sq Ft

Located on the edge of Bury St Edmunds town centre


Previously used as a vehicle repair facility


Workshop and Storage areas

Potential to redevelop (STPP)

Available For Sale on terms to be agreed

 01284 700 700

 [info@merrifields.co.uk](mailto:info@merrifields.co.uk)

 [www.merrifields.co.uk](http://www.merrifields.co.uk)

Merrifields Chartered Surveyors  
63 Churchgate Street  
Bury St Edmunds, IP33 1RH

## Description

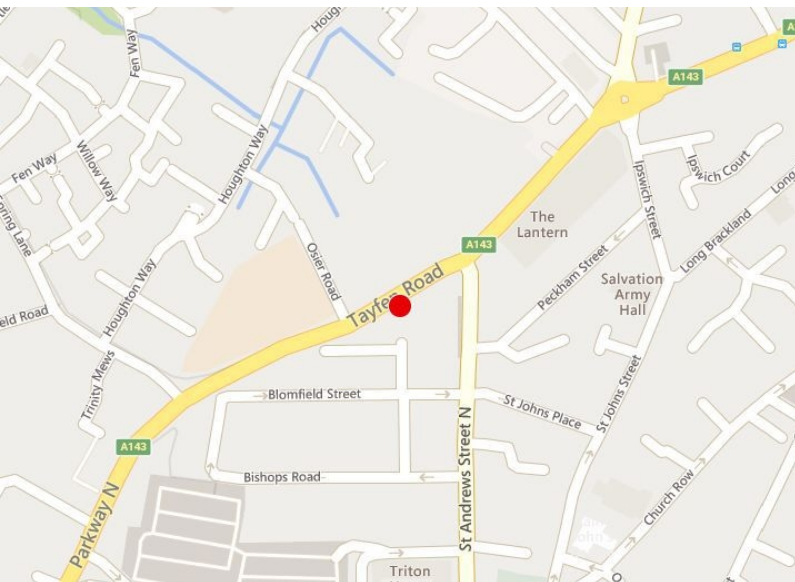
Roadside industrial unit with potential for re-development (STPP) located on Tayfen Road and close to St Andrews Street South which provides a route into Bury St Edmunds Town Centre. The accommodation currently includes workshop and storage areas with roller shutter access doors, concrete floors and direct vehicle access from the highway.

The Tayfen Road area continues to undergo significant re-generation and current residential development sites under development include The Lantern, a large scale apartment block and Weston Homes Development, Tayfields.

## Accommodation

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

Total	2,053 Sq Ft	190.72 Sq M
-------	-------------	-------------



## Availability

The property is available FOR SALE freehold immediately.

## Price

£195,000 exc.

## VAT

Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## Business Rates

The rateable value is £7,100 (2023). Small business rates relief may be available.

## Service Charge

None.

## Costs

Each party will bear their own legal costs but the buyer will pay any abortive costs incurred by the vendor.

## Use & Planning

The premises have most recently been used as a vehicle repair facility within a B2 use. Interested parties should make their own enquiries to the local planning authority for their proposed use.

## EPC

The EPC rating is G (182).

## Viewing & Further Information

**Mark Kohler**

01284 700700

mark@merrifields.co.uk

**Max Ellis**

01284 700700

max@merrifields.co.uk

REF: A000809 / 23.05.25

Merrifields for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Merrifields has any authority to make or give any representation or warranty whatsoever in relation to this property.