

Commercial Premises / Redevelopment Opportunity - FOR SALE

10 Northgate Street, Bury St. Edmunds, Suffolk, IP33 1HQ

Merrifields



Size: 10,681 Sq Ft


Located in Bury St Edmunds town centre


Substantial car park to the rear


Enclosed garden and courtyard

Potential for residential redevelopment (STPP)

Available FOR SALE on terms to be agreed

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 www.merrifields.co.uk

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

Description

The property comprises of a substantial Grade I listed terrace property located on Northgate Street in the town centre of Bury St Edmunds. The properties main access is off Northgate Street at the front and opens up onto Pump Lane. The building is split over four floors. The ground floor has most recently been used by The Bury St Edmunds & Farmers Club as a private members club. On the first and second floor the majority of the offices have been let on short term leases, all leases are due to expire by the end of 2025. The basement is used for a barrel and bottle store for the bar. There are three outbuildings in the courtyard to the rear currently used for storage.

Accommodation

Merrifields have been provided with the measurements below from a third party measuring to IPMS2 (Residential):

Total	992.26 Sq M	10,681 Sq Ft
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The property has been measured to produce the following approximate Net Internal Area(s):

Ground Floor: 250.55 sq m (2,697 sq ft)
First Floor: 206.32 sq m (2,221 sq ft)
Second Floor: 103.55 sq m (1,115 sq ft)
Courtyard Buildings: 62.81 sq m (676 sq ft)
Total NIA: 623.23 sq m (6,708 sq ft)

Approx. site area: 0.85 acres (Car Park only: 0.55 acres)

The accommodation includes; entrance hall, bar, dining rooms, garden room, kitchen and ancillary space, small basement, a range of offices and ancillary rooms to the upper parts, garden, courtyard with out buildings and a car park with approximately 82 spaces as currently arranged.



Availability

The property is available FOR SALE freehold immediately with vacant possession. Consideration will be given to offers that would facilitate the continuance of a private members club within part or all of the property.

Car Park

The car park currently generates an income of approximately £50,000 per annum.

Price

Guide Price of £1,650,000 exclusive for the building and car park.
Guide Price of £695,000 exclusive for the building only.

VAT

The premises are not opted for VAT.

Business Rates

10 Northgate Street has a Rateable Value of £24,500 (2023).

Costs

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

Use & Planning

The property is Grade I listed. The premises current use is as a private members club which is a Sui Generis use. The building and car park may be suitable for a variety of Commercial, Business, Leisure and Residential uses. Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC

The EPC rating is D (76).



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Viewing & Further Information

Max Ellis

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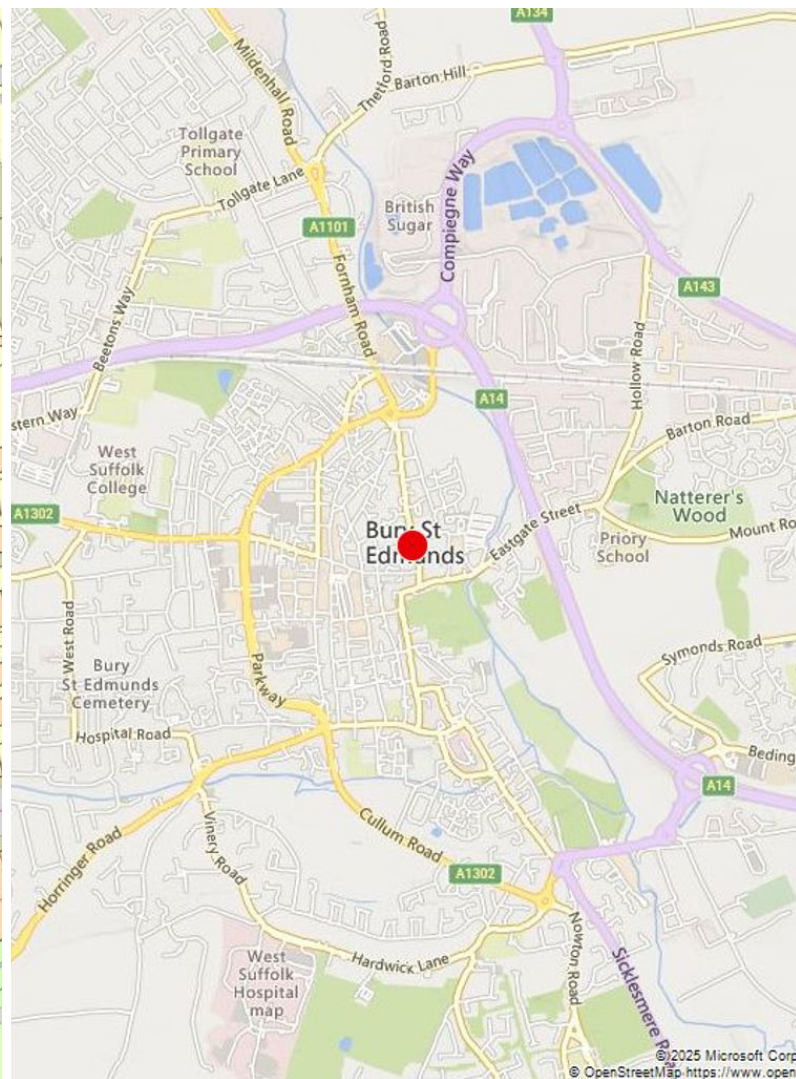
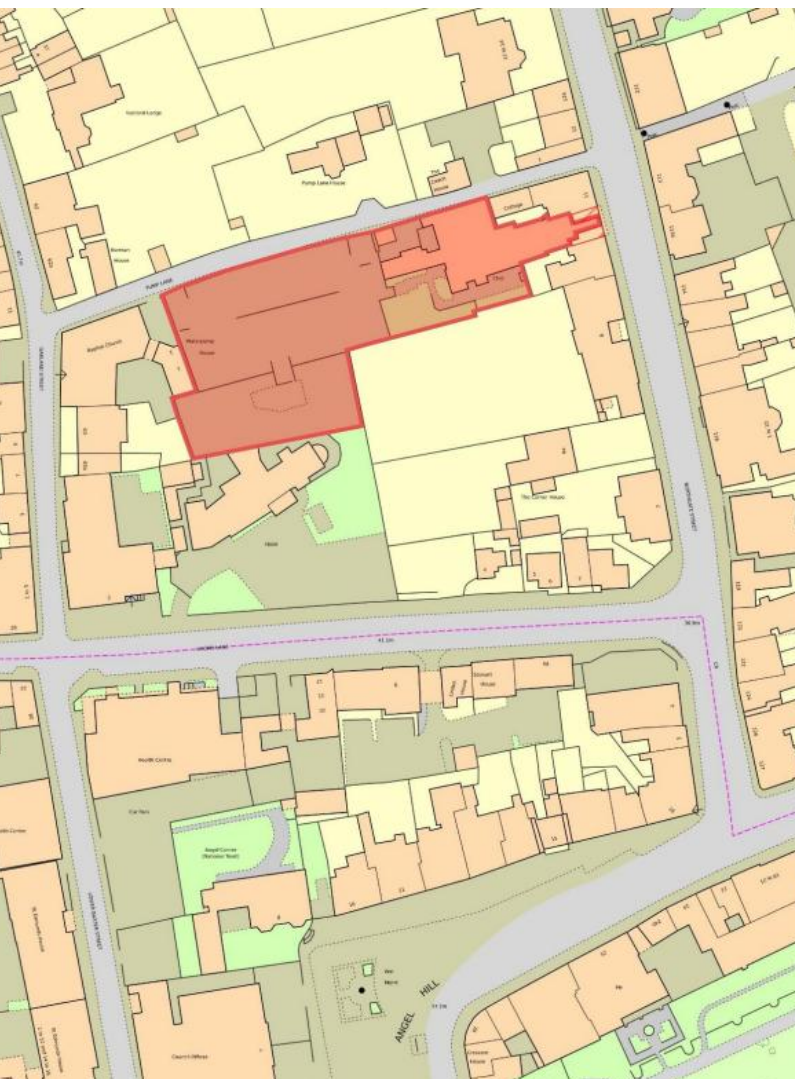
Anaya John-Baptiste

01284 700700


anaya@merrifields.co.uk


REF: A000857 / 17.12.25

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.



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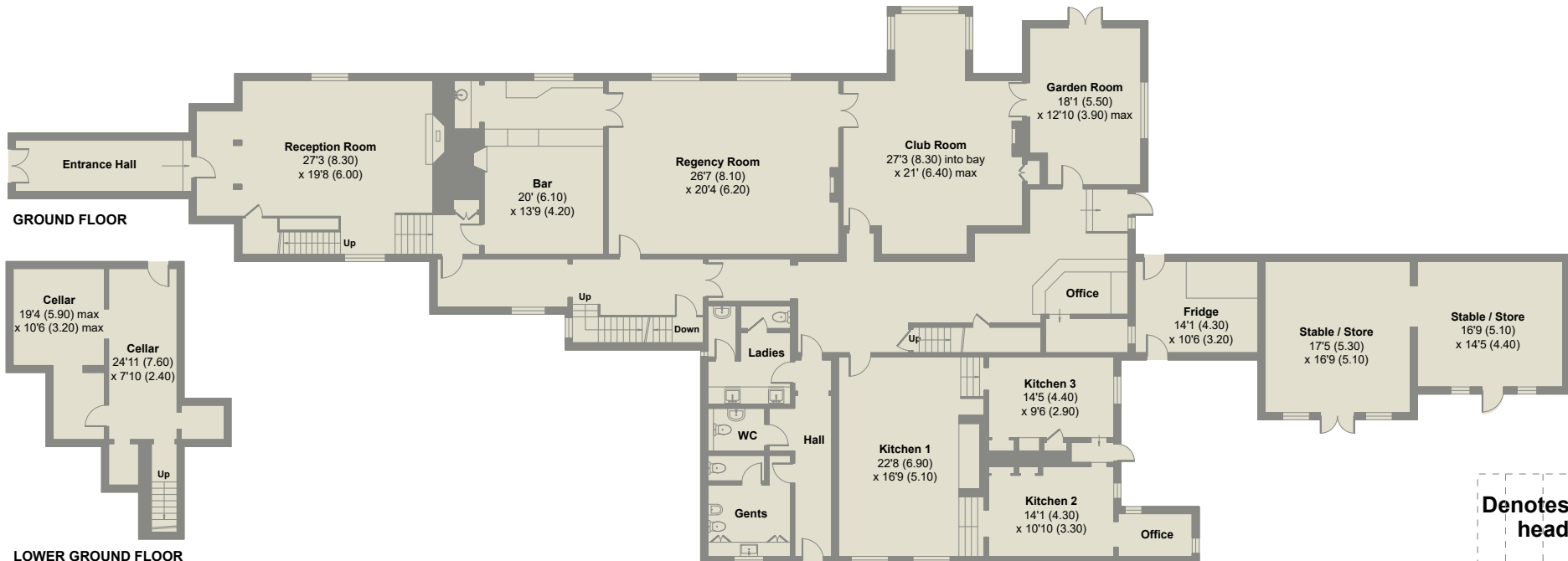
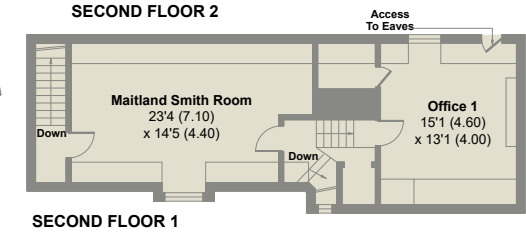
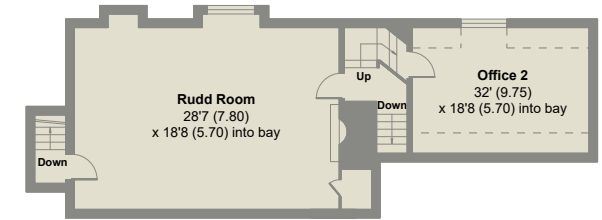
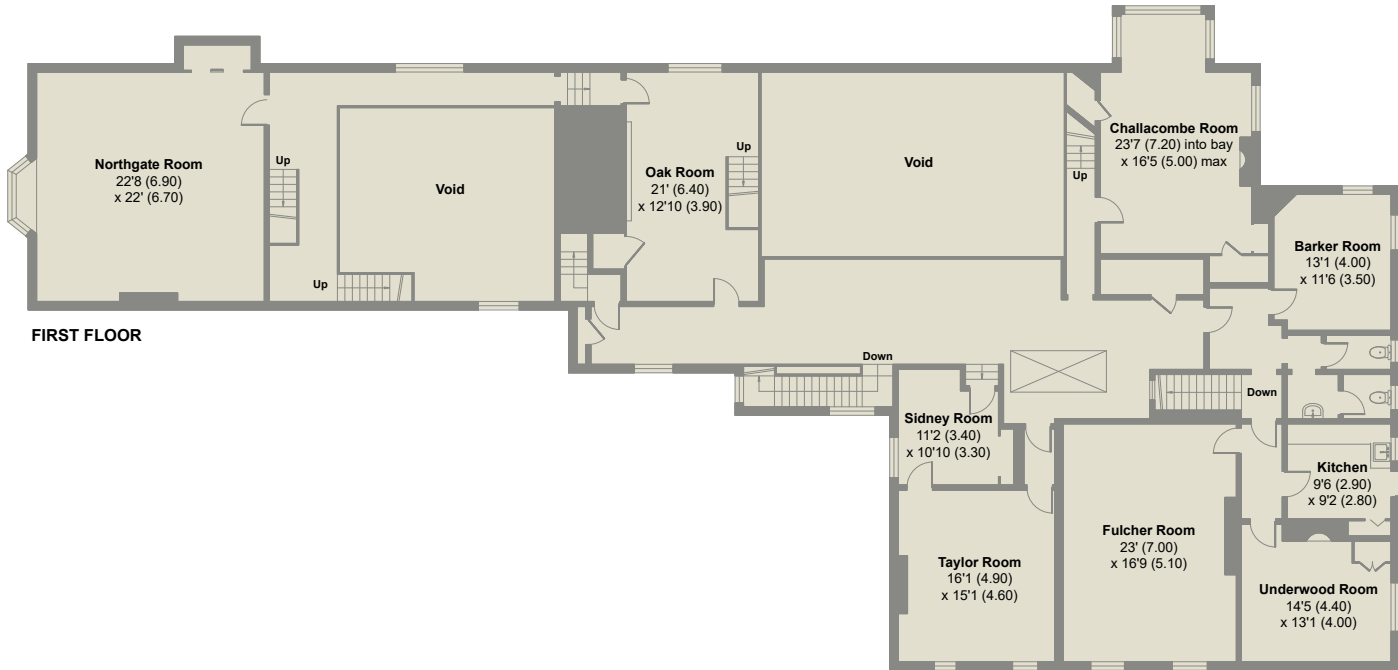
Approximate Area = 9762 sq ft / 906.9 sq m (excludes voids)

Limited Use Area(s) = 238 sq ft / 22.1 sq m

Outbuildings = 681 sq ft / 63.2 sq m

Total = 10681 sq ft / 992.2 sq m

For identification only - Not to scale



Denotes restricted head height