

# 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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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 |
|-------|-------------|--------------|

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: 655.19 sq m (7,052 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

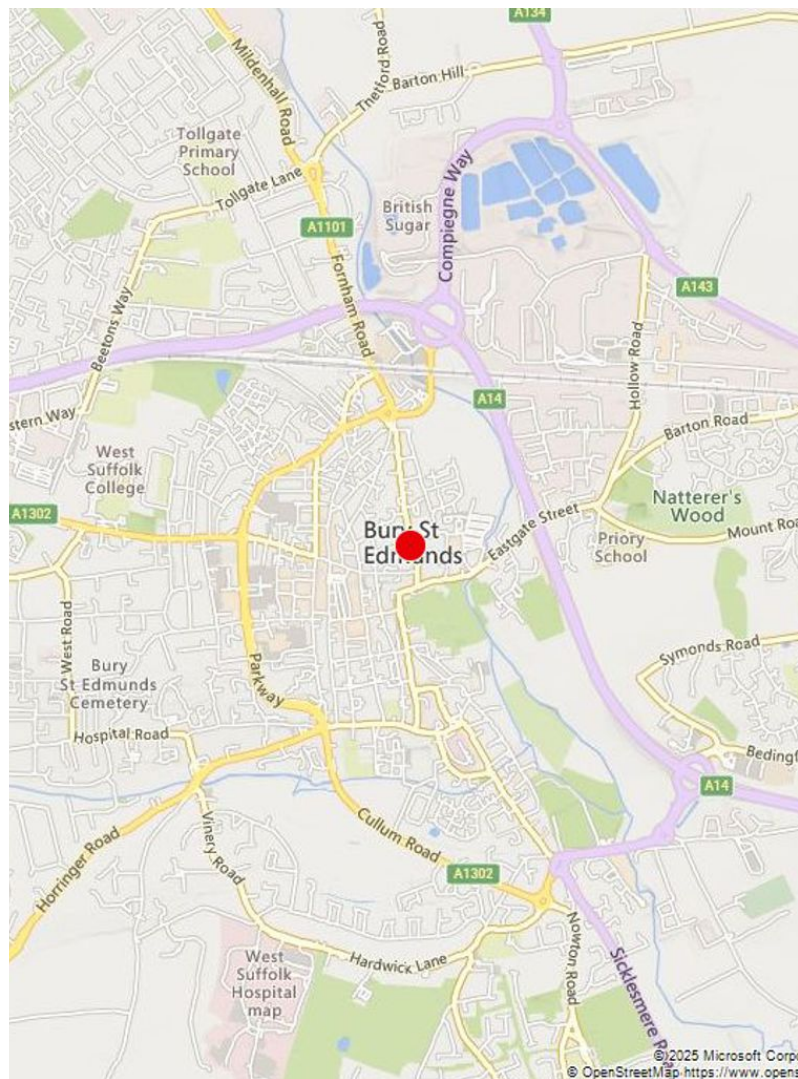
The EPC rating is D (76).



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## Viewing & Further Information

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REF: A000857 / 13.11.25

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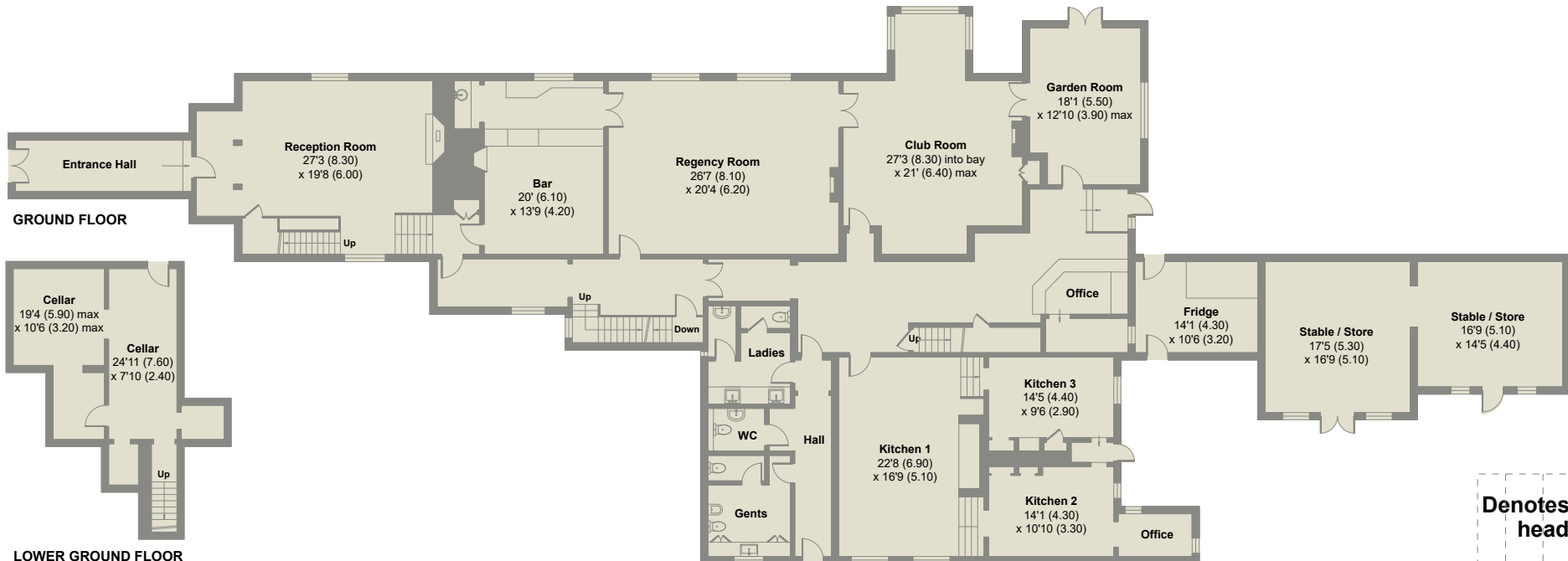
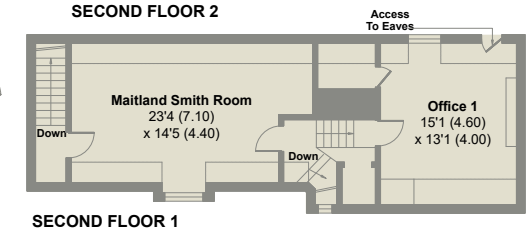
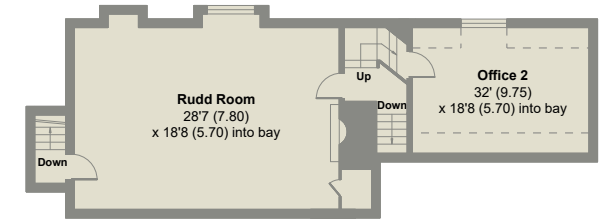
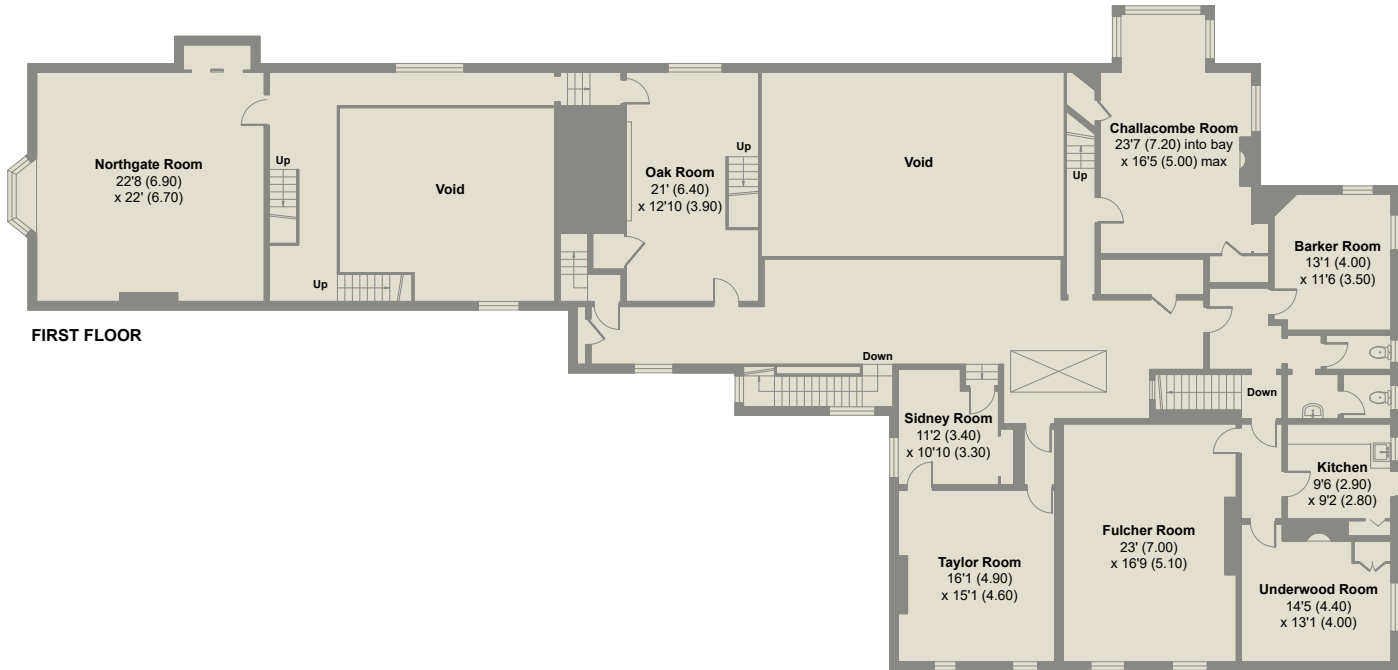
Approximate Area = 9762 sq ft / 906.9 sq m (excludes voids)

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