

Commercial Premises / Redevelopment Opportunity - FOR SALE

12 Guildhall Street, Bury St. Edmunds, Suffolk, IP33 1PR

Merrifields



Size: 6,204 Sq Ft

Located in the town centre of Bury St Edmunds


Former Constitutional Club with residential above


Off road parking with enclosed garden to the rear

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

Prominent semi-detached mixed use commercial building with development potential on Guildhall Street in the town centre of Bury St Edmunds.

The property was most recently used as a private members club for the Bury Constitutional Club. Commercial, Leisure and Recreational uses would all be suitable from this location. The property may be suitable for redevelopment for both commercial or residential subject to planning permission.

The building benefits from a bar, members room, large events room, kitchen, male and female WCs, snooker room, two offices, two flats, a good-sized enclosed garden and off-street parking. In parts the rooms benefit from 4.2m ceiling heights. The property can be accessed via the front door from Guildhall Street and via the side of the building behind the side gate.

Accommodation

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

Ground Floor	316.05 Sq M	3,402 Sq Ft
First Floor	228.72 Sq M	2,462 Sq Ft
Second Floor	31.59 Sq M	340 Sq Ft
Total	576.35 Sq M	6,204 Sq Ft

Basement GIA - 911 sq ft

Net Internal Area

Ground Floor: 258 sq m (2,777 sq ft)

First Floor: 195 sq m (2,099 sq ft)

Second Floor: 32 sq m (344 sq ft)

Total NIA: 485 sq m (5,220 sq ft)



Availability

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

Price

Guide Price of £800,000 exc. Unconditional offers preferred.

VAT

The premises are not opted for VAT.

Business Rates

The rateable value is £14,000 (2023).

Service Charge

None.

Costs

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

Use & Planning

The premises main use was a private members club which is a Sui Generis use. The building may be suitable for a variety of Commercial, Business and Leisure uses within class E and F of the use classes order. The site may be suitable for residential subject to planning permission. Interested parties should make their own enquiries to the local planning authority for their proposed use.

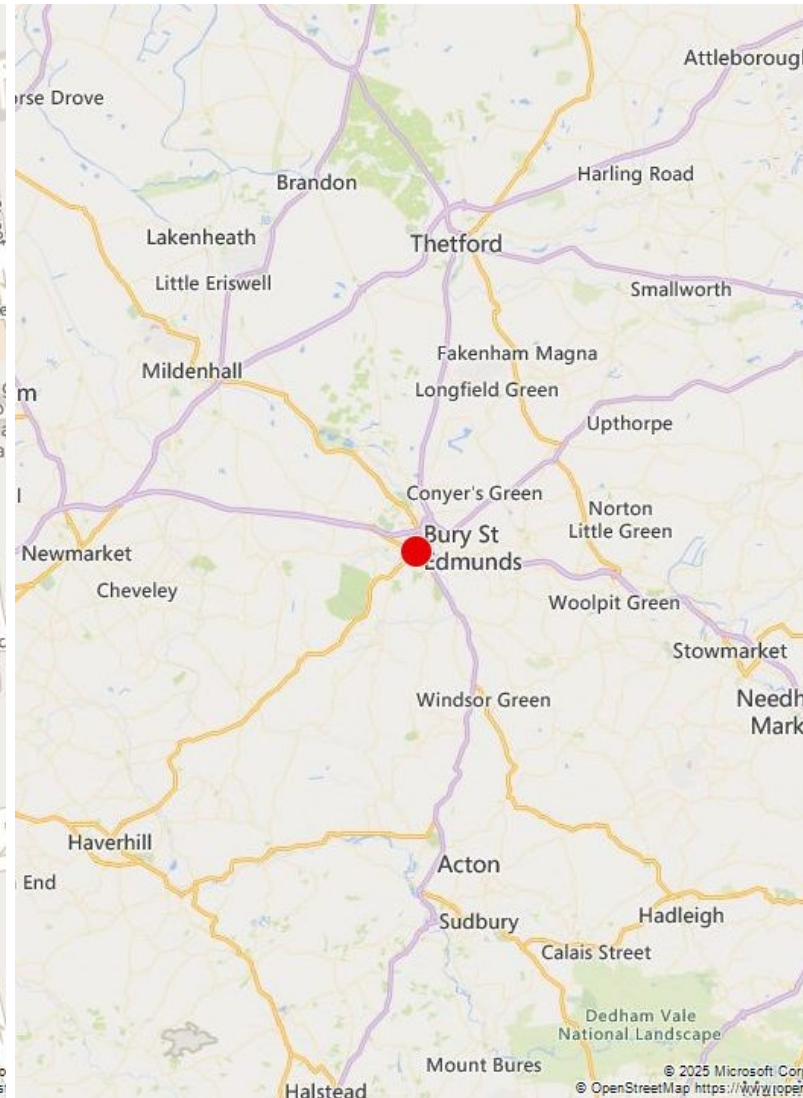
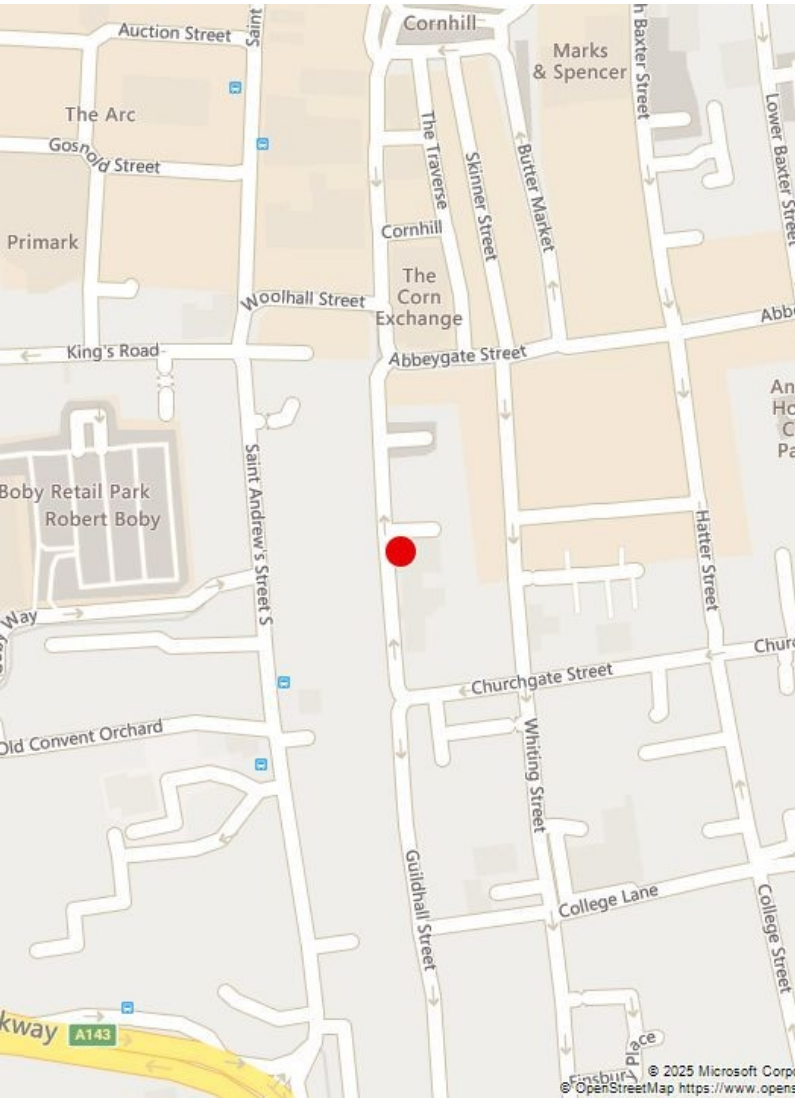
EPC

The EPC rating is to be confirmed



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Viewing & Further Information

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