

RETAIL

FOR SALE



50 St Andrews Street South, Bury St Edmunds, Suffolk

IP33 3PH

1228874/2025B



BTG  
Eddisons

# 50 ST ANDREWS STREET SOUTH

BURY ST EDMUNDS, SUFFOLK, IP33 3PH



Agreement

For Sale



Detail

Retail



Price

OIEO £450,000



Size

407.5 sq m ((4,385 sq ft)



Location

Bury St Edmunds, IP33 3PH



Property ID

1228874/2025B

**For Viewing & All Other Enquiries Please Contact:**



**Simon Burton**  
BSc (Hons)  
Director

[Simon.Burton@eddisons.com](mailto:Simon.Burton@eddisons.com)

01284 715005

01284 702655

## Property

---

The property is a retail shop arranged over two storeys with frontage and access on to both King's Road and St Andrews Street South. Part of the property is of a traditional brick construction, with a pitch slate roof with large single glazed display windows and a recessed entrance door, with the remainder a two-storey brick building with a pitched tiled roof and glazed atrium, with a gable fronting onto St Andrews Street. At street level there is a display window and two entrance doors. Internally the ground floor provides mostly open plan retail space, sub divided by a solid wall between the two properties with a large opening. The walls are mostly covered with slatted shop fit, with plastered painted walls behind, wood effect vinyl flooring, surface mounted strip lighting and electric air conditioning / heating units. The first floor provides further sales space, workshop area, offices, staff room, WCs and further stores. The property will be of interest to owner occupiers, investors or developers.

## Accommodation

---

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	200.4	2,157
First Floor	207.1	2,228
<b>Total NIA</b>	<b>407.5</b>	<b>4,385</b>

## Services

---

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

---

The property has established use as retail premises and therefore should be suitable for Class E use. Interested purchasers are advised to make their own investigations with the Local Planning Authority.

## Rates

---

**Charging Authority:** West Suffolk  
**Description:** Shop and Premises  
**Rateable Value:** £34,350 (2023 assessment)

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Energy Performance Certificate

---

The property has an EPC rating of E (111). A copy of the certificate is available on our website.

## Tenure

---

The property is available for sale freehold with vacant possession on completion.

## Price

---

**Offers in excess of £450,000 plus VAT**

## VAT

---

We understand that VAT will be payable on the purchase price.

## Legal Costs

---

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

---

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The property is located in a prominent corner position on the south side of King's Road, at its junction with St Andrews Street South in Bury St Edmunds town centre, close to the prime retail shopping areas. Surrounding land uses are mixed with retail, offices and residential all-in close proximity. To the west is a Waitrose supermarket and The Arc shopping centre is approximately 100m to the north





