



**103 Risbygate Street**  
Bury St. Edmunds, IP33 3AA

**Town centre retail premises  
with upper floors providing  
redevelopment potential  
(stp)**

**3,396 sq ft**  
(315.50 sq m)

- Busy Town Centre Location
- Ground floor sales area of 1,413 sq ft
- Total floor area of 3,395 sq ft
- Redevelopment potential (stp)
- Of interest to owner occupiers & developers
- Freehold Vacant Possession Sale

# 103 Risbygate Street, Bury St. Edmunds, IP33 3AA

## Summary

<b>Available Size</b>	3,396 sq ft
<b>Price</b>	Offers in the region of £395,000
<b>Rates Payable</b>	£8,732.50 per annum based on 2023 valuation
<b>Rateable Value</b>	£19,500
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs. The buyer will be required to make an undertaking for abortive legal costs.
<b>EPC Rating</b>	Upon enquiry

## Description

103 Risbygate Street is a period property offering versatile accommodation arranged over four levels. The ground floor provides a generous retail area with attractive frontage to Risbygate Street. A small office, workshop, kitchenette and WCs are also provided to the rear as well as access to the basement. The first & second floors provide a mix of office, storage and additional rooms, accessed via an attractive staircase. A secondary entrance door is provided which could serve the upper floors exclusively (stp). This well-positioned property combines character features, attractive external elevations and a highly visible trading location, presenting an excellent opportunity for owner occupiers or developers/investors.

## Location

The property is located on Risbygate Street, a secondary retail street within Bury St Edmunds town centre. The street is characterised by a mix of independent retailers, cafés, and food and beverage operators, and lies within a short walk of the town's primary shopping areas. Bury St Edmunds is an affluent and attractive market town and a significant retail and leisure destination for the West Suffolk and the wider Eastern region.

## Accommodation

The accommodation comprises the following areas:

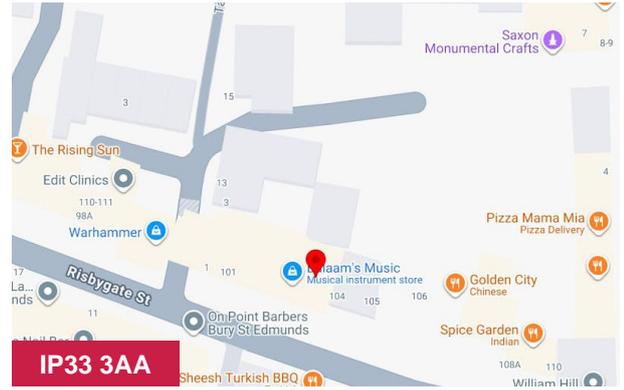
Name	sq ft	sq m	Availability
Ground - sales area	1,413	131.27	Available
Ground - Ancillary	317	29.45	Available
Basement - basement	633	58.81	Available
1st	687	63.82	Available
2nd	345	32.05	Available
<b>Total</b>	<b>3,395</b>	<b>315.40</b>	

## Planning

The most recent uses of the property has been retail on the ground floor with storage/office space used on the upper floors and the basement. Buyers are to make their own planning enquiries.

## Tenure

The property is available freehold with vacant possession.



## Viewing & Further Information



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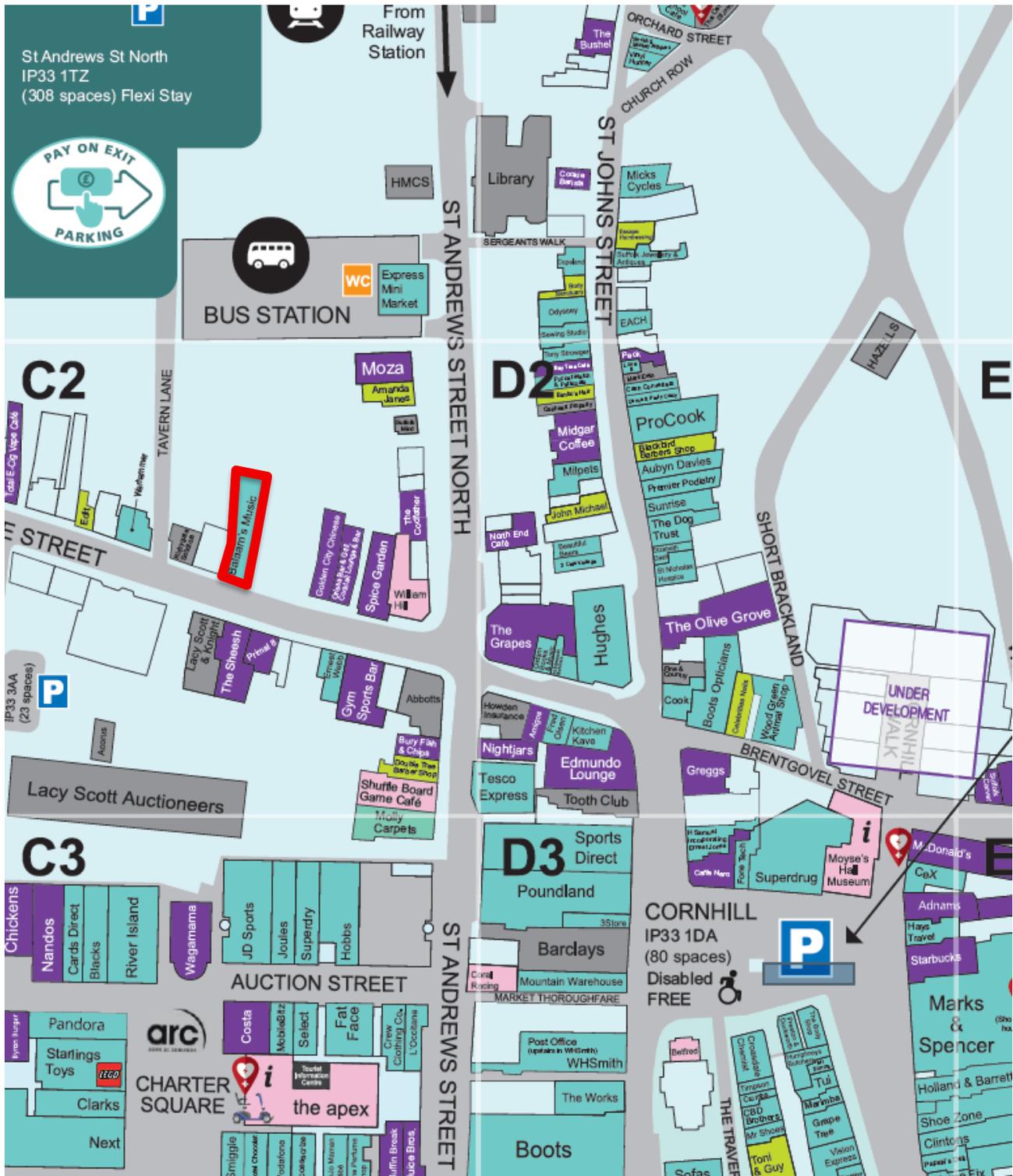
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