



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

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Summary

Available Size	3,396 sq ft
Price	Offers in the region of £395,000
Rates Payable	£8,732.50 per annum based on 2023 valuation
Rateable Value	£17,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs. The buyer will be required to make an undertaking for abortive legal costs.
EPC Rating	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:

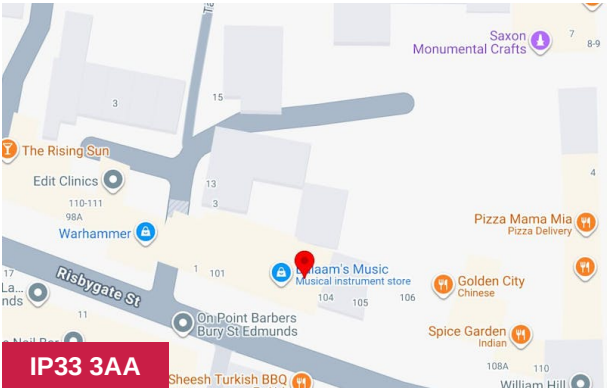
Name	sq ft	sq m	Availability
Ground - sales area	1,413	131.27	Available
Ground - Ancillary	317	29.45	Available
Basement - basement	633	58.81	Available
1st	687	63.82	Available
2nd	345	32.05	Available
Total	3,395	315.40	

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.



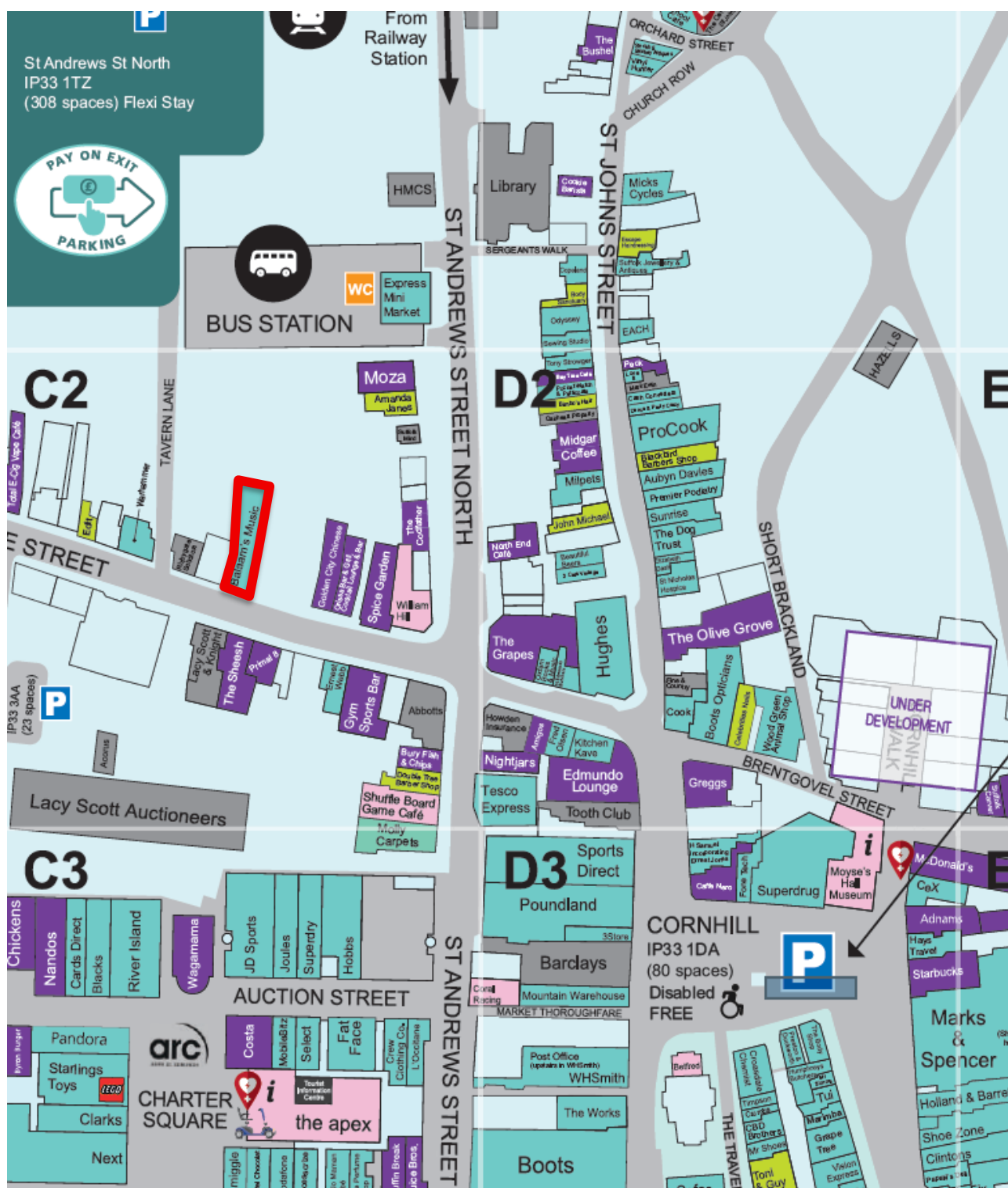
Viewing & Further Information



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For identification purposes only