



ROCHE

Retail

40 St. Marys Street, Bungay, NR35 1AX

Retail - In Town To Let / For Sale | £27,500 per annum / £325,000 | 8,304 sq ft

High Street Shop For Sale with Planning Consent for Residential Development - Consideration will be given to a letting of the whole or part

Location

Bungay is a historic market town located in the Waveney Valley area of Suffolk near the Norfolk border, approximately 15 Miles south of Norwich and 15 miles west of Lowestoft. The property is located in a prominent position on St Mary's Street opposite St Edmund's Church at the junction with Priory Lane which is in close proximity to the Priory Lane public car park. Nearby occupiers include Boots, Sue Ryder and a number of independent shops and cafes.

Description

The property comprises a retail shop/showroom with an extensive ground floor sales area. Additional storage space and staff facilities are located to the rear and first floor of the property.

The site has planning permission for the demolition of the existing property and erection of 1 no. retail unit, 2 no. apartments and 5 no cottages with associated parking and cycle stores. East Suffolk Council Planning reference: DC/25/4119/FUL

Accommodation

Description	sq ft	sq m
Ground floor sales	6,146	570.98
Ground floor storage / ancillary	1,324	123
First floor offices	652	60.57
Outside Store	182	16.91
Total	8,304	771.46

Terms

Freehold with vacant possession. VAT will be payable on the sale price.

Consideration will also be given to a letting of the whole or part of the property on terms to be agreed. Further information is available on request.

Summary

- Rent: £27,500 per annum
- Price: £325,000
- Business rates: The Valuation Office Agency indicate that the 2026 Rateable Value is £30,750. This is not the annual rates payable.
- Legal fees: Each party to bear their own costs
- EPC: B (47)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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