

Lot 11, Units 1 and 2, 37 Buttermarket, Bury St. Edmunds, Suffolk IP33 1DW

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Retail/Residential Investment	
- Tenants include Brook Taverner Limited & The Cornish Bakery Shops Limited - Prominent corner position at the junction of Buttermarket and Abbeygate Street - Approx. commercial area of 430.10 sq m (4,629 sq ft) - Affluent Town Centre Location - Nearby occupiers include Marks & Spencer, Waterstones, Holland & Barrett, Greggs, Côte & Bills.	
Lot 11	Auction 29th October 2026
Rent £137,700 per Annum Exclusive	Status Available
Sector High Street Retail	Auction Venue Live Streamed Auction

Location	
Miles	62 miles north-east of London, 25 miles east of Cambridge, 22 miles north-west of Ipswich,
Roads	A11, A14, A134, A143, M11 (Junction 10)
Rail	Bury St Edmunds Railway Station
Air	Stansted Airport
Situation	
The property is situated in a prominent and busy trading position at the junction of Buttermarket and Abbeygate Street, Bury St Edmunds' principal retail thoroughfares. Neighbouring occupiers include Marks & Spencer, Waterstones, Holland & Barrett, Greggs, Côte & Bills.	
Tenure	
Freehold.	
EPC	

Unit 1: Band B. Unit 2: Band B. Please refer to the Legal Pack for the Residential EPC's.

Description
The property is an attractive Grade II listed mixed use building comprising two prominent retail units with retail accommodation on the ground floor and ancillary accommodation in the basement. One of the retail units benefit from a significant return frontage to the busy pedestrianised Abbeygate Street. The upper floors comprise 8 residential apartments.
VAT
VAT is applicable to this lot.
Note

As to the residential flats, the tenants have been served notice pursuant to Section 5B of the Landlord and Tenant Act 1987. The notices were served on the 24/06/2026, the tenants had until the 24/08/2026 to respond to the notices. As no tenants had responded to the notices by the 24/08/2026, the tenants are not able exercise the right of pre-emption on this sale.

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Tenancy & Accommodation

Unit No.	Floor	Use	Floor Areas sq m	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Unit 1	Ground Basement	Retail Ancillary	138.60 80.40	(1,491) (865)	BROOK TAVERNER LIMITED (cm: 00450639) t/a Brook Taverner (2)	5 years from 27/09/2022	£62,500	(26/09/2027)
Unit 2	Ground Basement	Retail Ancillary	130.70 80.40	(1,406) (865)	THE CORNISH BAKERY SHOPS LIMITED (cm: 02177016) t/a Cornish Bakery (3)	10 years from 21/07/2022 (4)	£75,000	21/07/2027 (20/07/2032)
Upper floors	First Second Third	Residential 8x Flats	-	-	INDIVIDUALS	Each let for 150 years from 01/01/2022	£200 (5)	(31/12/2171)
Total Approximate Commercial Floor Area			430.10 (1)	(4,629)			£137,700	

(1) The commercial floor areas stated above are those published by the Valuation Office Agency/HMRC (www.voa.gov.uk).

(2) For the year ending 31st December 2024 Brook Taverner Limited (CRN: 00450639) reported a Turnover of £52,681,281., Pre-Tax profits of £7,621,804 and Net Assets of £19,898,989 (Source: Brook Taverner Limited Financial Statements as published at Companies House 19/06/2026).

(3) For the year ending 29th May 2025 The Cornish Bakery Shops Limited (CRN: 02177016) reported a Turnover of £39,394,594., Pre-Tax profits of £1,883,293 and Net Assets of £6,140,599 (Source: The Cornish Bakery Shops Limited Annual Report as published at Companies House 19/06/2026).

(4) As to Unit 2, the lease provides for a tenant option to determine the lease on 21/07/2027 upon serving 6 months written notice.

(5) As to the residential leases, The rent reserved under the terms of the leases for all flats is a Peppercorn, save for Flat 2 where the rent reserved under the terms of the lease is £200 per annum.

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Contacts

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2026