

AUCTION 11 FEBRUARY 26

Car Showroom premises

Lamdin Road, Bury St. Edmunds, IP32 6NU

**Detached car showroom
with workshops, forecourt
display and secure rear
yard. Auction Date 11
February 2026**

10,462 sq ft
(971.95 sq m)

- Modern purpose built car showroom
- Rare freehold with vacant possession
- Guide price £600,000
- Total GIA 10,463 sq ft
- Total site area of 0.56 acres

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Summary

Available Size	10,462 sq ft
Price	Auction £600,000 Guide Price
Rates Payable	£4.33 per sq ft
Rateable Value	£83,000
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs. The purchaser will be required to provide an undertaking for abortive costs.
Estate Charge	N/A
EPC Rating	E (119)

Description

The property comprises a detached purpose built car dealership with forecourt display and secure rear yard. The showroom provides full height glazed frontage and customer entrance from Lamdin Road. The internal specification includes tiled floors, suspended ceiling with spot-lighting, comfort cooling and ancillary sales offices. To the rear of the showroom a clear span workshop is provided with two full height roller doors leading to the rear yard. The specification includes power floated concrete floors and sodium lighting. The rear yard is secure and laid to tarmac with closed board fencing.

Location

The property is situated on a popular and established trading estate approximately two miles north of Bury St Edmunds town centre. Nearby occupiers include Volvo and Morgan Car dealerships, Rubicon Computer Systems, Abbey Labels and leisure facility Curve Motion. Bury St Edmunds is an attractive and prosperous market town which forms the commercial and administrative centre of West Suffolk. The town has excellent road connections serving East Anglia and linking to the national motorway network via the A14 & A11.

Accommodation

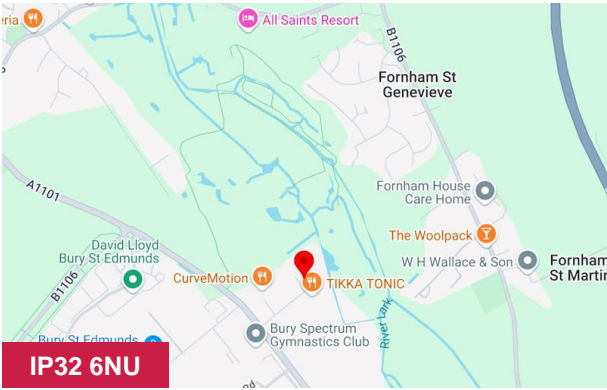
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Showroom	3,645	338.63	Available
Ground - Workshop	6,817	633.32	Available
Total	10,462	971.95	

Auction Terms & Conditions

Interested parties should register interest with Auction House. Auction terms and conditions and a full legal pack can be found at the below:

<https://www.auctionhouse.co.uk/eastanglia/auction/lot/145606>



Viewing & Further Information



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