

# live, work

Refurbishment Opportunity

**Former Station Master's House, Bury St  
Edmunds**

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# CONTENTS

- 1 Introduction
- 2 Station Master's House







Bury St Edmunds, “A Jewel in the Crown of Suffolk” is a historic market town in west Suffolk, offering visitors award-winning restaurants, fantastic shopping, annual festivals, and stunning parks.

Bury St Edmunds has a population of over 35,000. According to the local tourism brand Bury St Edmunds & Beyond, there were 871,000 tourist trips to the town, 798,000 day trips with 73,000 overnight stays in 2019. This has a value to the local economy of £54million a year, supporting over 1000 jobs in the town.

Bury St Edmunds station, a Grade II listed building opened in 1847 by the Eastern Union Railway had 665,000 trips to and from the station in the year ending April 2020. In 2020 Greater Anglia delivered an expanded car park to the north of the station and in 2021 GA will upgrade the ticket hall with modern facilities including a new entrance to serve the car park, new retail space and new ticketing facilities.

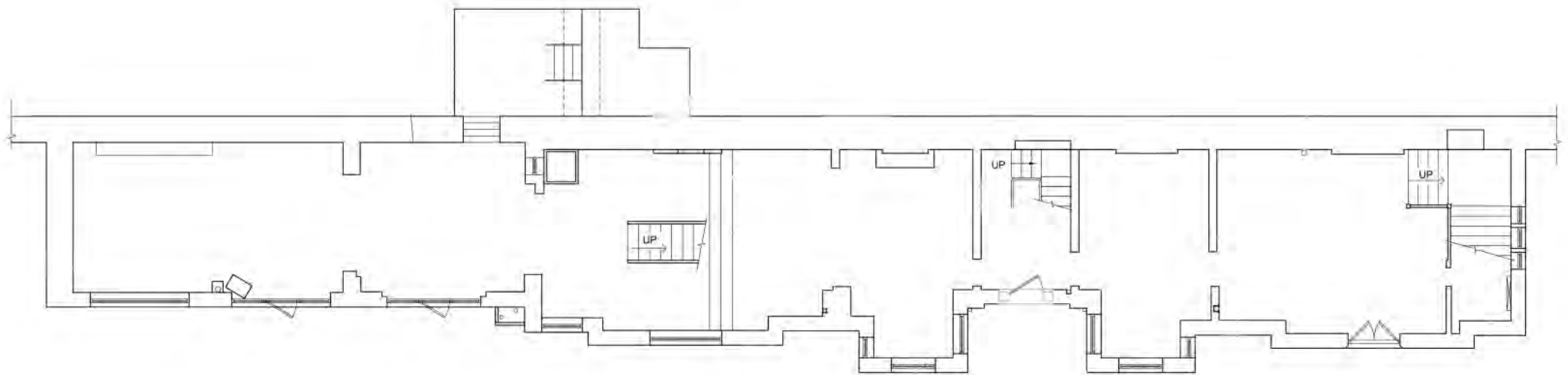
The area around the station has seen much new residential developments and the proposed new West Suffolk Hospital in the town will mean the station area will become an exciting and varied hub that will likely see increased footfall both from key workers and tourists as people look to take leisure trips and holidays closer to home in 2021.

## Station Master's House

The Station Master's House is constructed of brick under a part pitched and part flat roof, comprises a two storey building with potential to restore the integral mezzanine floor. The ground floor is at station forecourt level and top floor is at station platform level. The net areas comprise: Ground Floor, approx. 125sqm (1,345 sq ft) and First Floor, approx. 130sqm (1,400 sq ft). Also available for let is a parcel of land in front of the building, part gravelled, for parking use with a banked area and a small area of presently rough land at the top of the embankment. The exterior of the building was largely refurbished in 2000 with subsequent restoration works to the roof and remedial works to the internal in 2019/20.

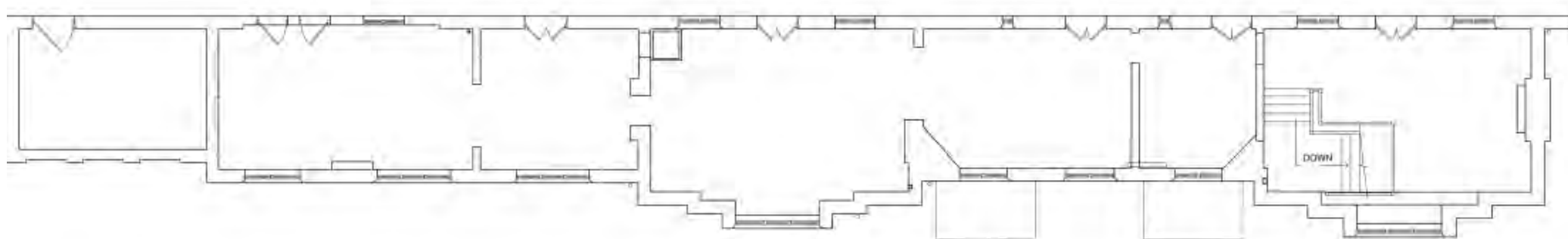


## Ground Floor Plan



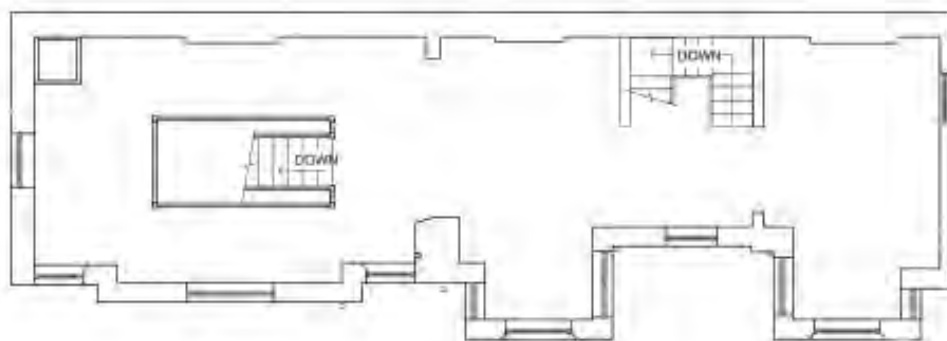
GROUND FLOOR PLAN (1:100)

## First Floor Plan



FIRST FLOOR PLAN (1:100)

## Mezzanine Floor Plan



MEZZANINE FLOOR PLAN (1:100)

Floor Area	
Ground Floor	1,345 sq ft
First Floor	1,400 sq ft
Mezzanine	807 sq ft
<b>Total</b>	<b>3,552 sq ft</b>

A refurbishment scheme restoring the building for use will need to be undertaken and Greater Anglia will be supportive of such works.

Rental offers are invited for the building. External funding sources may be available towards refurbishment costs.

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