

For sale: Shop with apartment
above

Durrants
Commercial



21 High Street, Ixworth, Bury St Edmunds, Suffolk, IP31 2HH
Guide Price £225,000





Shop D
Flat E



Council tax
band A
Shop rateable
value £5,800



98 exc. cellar



SERVICES

Mains electricity, water and drainage connected. These services are shared between the shop and apartment. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)



LOCATION

The property lies on the High Street of the sought after village of Ixworth, just 6 miles from Bury St Edmunds.

Ixworth is a particularly well served village having a range of shops, hairdressers, doctors surgery, school, church, village hall, library and fire station. Various eating establishments such as pubs, takeaways and a café. Just under 3 miles away can be found the Wyken Vineyard with its notable restaurant, regular farmers markets and events.

- Bury St Edmunds 6 miles
- Thetford 9 miles
- Diss 12 miles with its direct rail link to London Liverpool Street
- Stowmarket 14 miles

There is a wide range of schooling nearby Ixworth Primary School (3-11), Ixworth High School and Thurston Community College (11-18), University of West Suffolk at West Suffolk Collage for further education. Nearby for private schooling is South Lee School and Culford School.



DESCRIPTION

Ground floor shop with access off the High Street, one bedroom apartment over the shop with its own separate side entrance and integral garage. Available for sale Freehold with the tenants in situ.

The property was a former Post Office and still retains an operational Royal Mail post box set in the buildings façade.



ACCOMMODATION

Net Internal Area

| | Sq. m | Sq. ft. |
|-------------------|-------------|-------------|
| Garage | 9.1 | 98 |
| Ground floor shop | 38.4 | 413 |
| First floor flat | 51.1 | 550 |
| Total | 98.6 | 1061 |



POSSESSION & COVENANTS

The current commercial tenant, trading as "On The Hill" operates an Award Winning pizzeria. The lease is on a 3 year term with an annual rental income of £7,000.

The apartment is occupied under an assured shorthold tenancy with an annual rental income of £9,900.

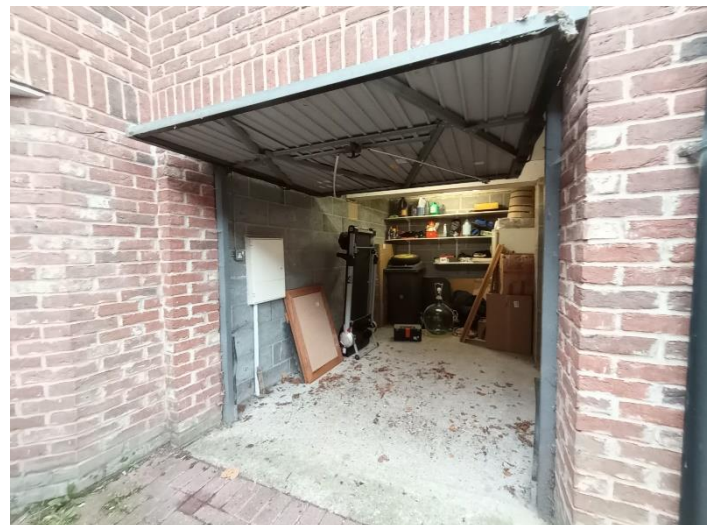
Combined the current passing rent is £16,900. With the rental income being part commercial and part residential this represents a considered low risk income stream. Gross investment yield of 7.51%

There is a flying freehold with part of the apartment being over the property adjacent property.



VIEWING

Strictly by appointment with the Commercial office, please call 01379 851038 to arrange a viewing.





LOCAL AUTHORITY

West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, IP33 3YU.
Tel: 01284 763233



PLANNING

Our Building Consultancy Team will be happy to provide advice to prospective purchasers on planning applications, architectural design, building regulations and project management. Please contact the team directly on 01379 646603.



CONTACT US

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Email: commercial@durrants.com

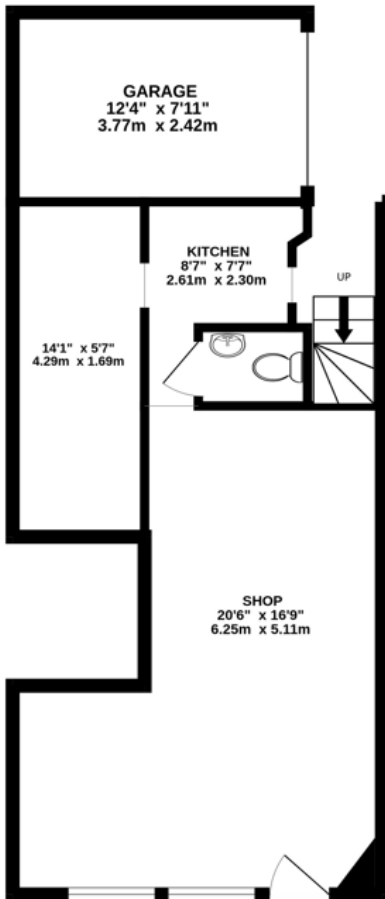
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FLOOR PLANS (CELLAR NOT MEASURED)

GROUND FLOOR
513 sq.ft. (47.6 sq.m.) approx.

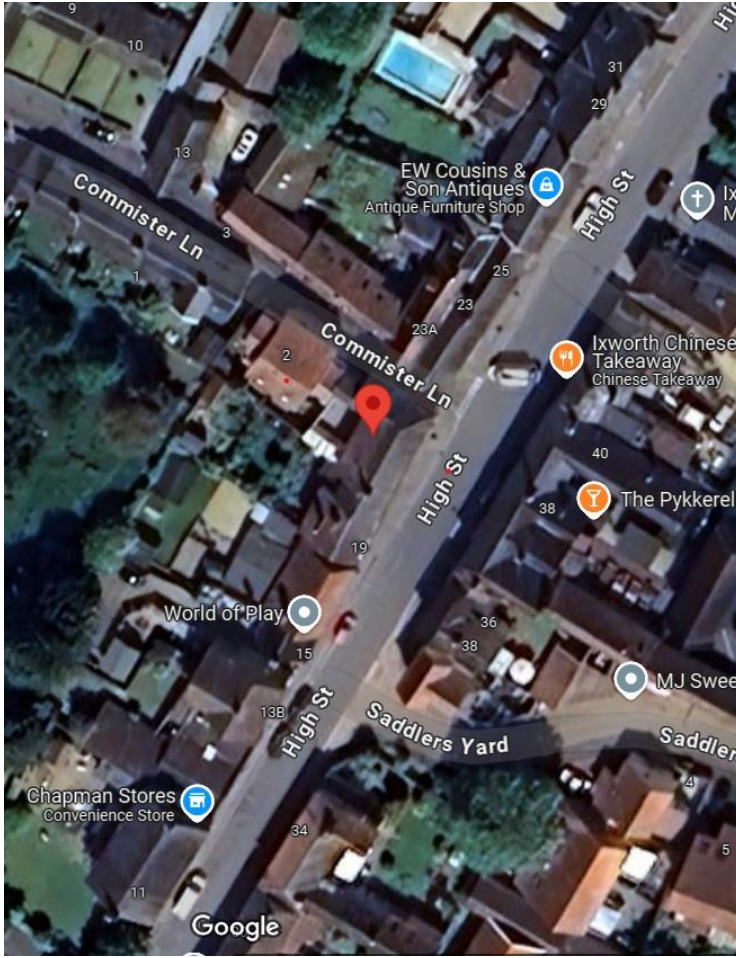
1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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