



16 Buregate Road, Felixstowe, Suffolk, IP11 2DE

£590,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

A Rare & Exciting Investment Opportunity!

This is a fantastic chance to acquire a well-maintained and beautifully presented 10-bedroom property with huge commercial potential! Currently used as a private home, this spacious property is being sold exclusively as a commercial premises with C1 use, making it an ideal opportunity for those looking to establish or expand a guest house business or create a ready-to-let HMO (House of Multiple Occupation).

With its impressive size, excellent condition, and prime location, this property is perfectly suited for a seamless transition into a thriving guest house or investment rental. Please note that due to its commercial classification, this property is not available for purchase with a residential mortgage.

Opportunities like this are rare! Whether you're an investor looking to maximize rental income or an entrepreneur eager to step into the hospitality industry, this property offers endless possibilities. Contact us today to arrange a viewing and unlock its full potential!

COUNCIL TAX BAND

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SERVICES

There is mains water and drainage connected to the property. Also, there is mains power and mains gas connected to the building.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is.. with a potential of.. which is valid until February 2035

IMPORTANT NOTES

Bulimba Guest House has not been operating as a Guest House for the last two years due to ill health, however, prior to closing down, there was high demand for accommodation so close to the sea front of Felixstowe.

VIEWING

Strictly by appointment with the Vendors' sole agent, Diamond Mills & Co. Please note, there is a virtual tour available upon request.

AGENTS NOTE

DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

VACANT POSSESSION ON COMPLETION

VIEWING

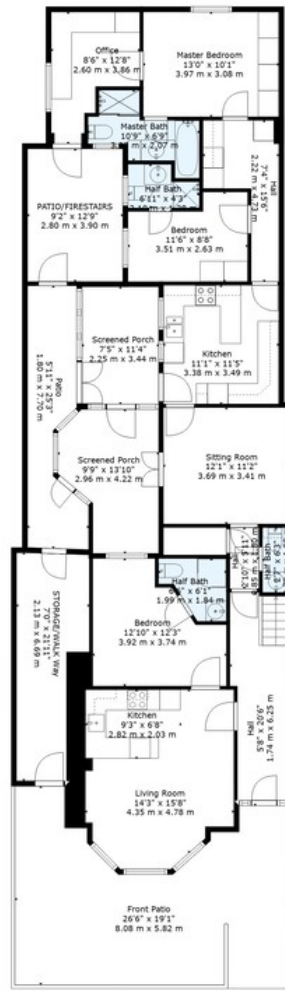
By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.



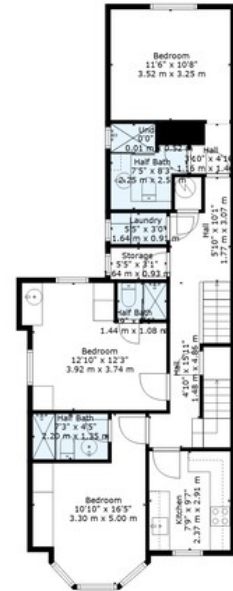
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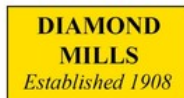
Floor 1



Floor 2



Floor 3



TOTAL: 2914 sq. ft, 270 m²
FLOOR 1: 1337 sq. ft, 124 m², FLOOR 2: 799 sq. ft, 74 m², FLOOR 3: 778 sq. ft, 72 m²
EXCLUDED AREAS: PATIO/FIRESTAIRS: 117 sq. ft, 11 m², PATIO: 110 sq. ft, 10 m², SCREENED PORCH: 194 sq. ft, 18 m²,
STORAGE/WALK WAY: 126 sq. ft, 12 m², FRONT PATIO: 388 sq. ft, 36 m², STORAGE: 16 sq. ft, 2 m²,
UNDEFINED: 7 sq. ft, 1 m²

Floor Plan Created by Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



FLOOR 1



FLOOR 2



FLOOR 3

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