



21 High Street

Ixworth | Bury St. Edmunds | Suffolk



21 HIGH STREET

IXWORTH | BURY ST EDMUNDS

- Mixed-Use property investment centrally located in the desirable village of Ixworth
- Turnkey income opportunity with passing rent of £16,300 per annum
- Represents Gross Investment Yield of 6.6%
- Available For Sale FREEDHOLD with tenants in situ
- Ultimate location, exceptional town centre convenience within historic Bury St. Edmunds & A14 access
- Low-risk income stream split between two tenants – residential apartment & commercial restaurant
- Benefits from an integral garage



Turnkey mixed-use income generating investment opportunity

The property is a former Sub Post Office and still retains an operational Royal Mail post box set in the building's exterior façade. The accommodation is spread over two floors and is currently divided into: (1.) restaurant/takeaway premises at ground floor level; and, (2.) one-bedroom apartment with separate entrance at first floor level. The property includes the benefit of an integral garage. The combined current passing rent from the Assured Shorthold Tenancy (AST) and Commercial Lease agreement totals: £16,300 per year.

The current commercial tenant, trading as 'On The Hill', operates a popular pizzeria with a far-reaching catchment area and is on a 3 year lease term.

Rent Roll (per annum)

£9,300 Apartment

£7,000 Restaurant

£16,300 Total

21 High Street is located seven miles to the northeast of the Cathedral town of Bury St. Edmunds and sixteen miles southwest of Diss, which has a mainline rail link to London. The property occupies a central position along the thriving village High Street within the historic conservation area and is situated immediately opposite The Pykkerell Inn public house with its adjacent Court Yard café. Either side the property is a hair salon and ladies dress shop. Local facilities include parish church, fine dining restaurant, café, two pubs, doctors surgery, pharmacy, butcher, general store, village hall with film club, library and popular bowls club. The village hall with its recreational field and sports pitches has a children's play area. Plenty of family outdoor fun is on offer at nearby Wyken Vineyards with its award winning Leaping Hare Restaurant. Refer to our Situation page to discover Suffolk.

ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

21 High Street is presents a mixed use investment opportunity with well-configured accommodation and measures in total approximately 968 ft² (90 m²).

Ground Floor – Restaurant Premises (C3 Use)

DINING AREA 18'7" x 17'7" (5.72m max x 5.41m)

Former retail/post office frontage with wall-to-wall upvc glazing and door. L-shape layout. Pendant lighting. Wood floor. Door to:

KITCHEN 12'5" x 8'0" (3.81m x 2.45m)

Kitchen fitted with two basins. Wood floor. Flush ceiling lights. Door to rear lobby external entrance.

PREPARATION AREA 10'8" x 6'0" (3.31m x 1.85m)

Two ventilation ceiling points. Wood floor. Flush ceiling lights.

CLOAKROOM

Fitted with wall-mounted basin and wc. Wood floor. Flush wall light. Extractor fan.



Restaurant dining area



Kitchen preparation area



First Floor – Residential Apartment

ENTRANCE HALL 12'7" x 3'7" (3.88m x 1.15m)

Intercom receiver. Wood laminate floor. Pendant light. Door to a large storage room.

KITCHEN 7'3" x 7'2" (2.25m x 2.12m)

Dual aspect. The kitchen is arranged in a L-shape layout with base and wall units. Stainless steel sink and drainer with mixer tap. Appliances include: TBC. Extractor fan. Wood laminate floor. Strip light.

LIVING ROOM 10'5" x 17'4" (3.21m x 5.31m)

A large dual aspect living space. Carpeted. Pendant lighting.

BEDROOM 11'3" x 9'4" (3.43m x 2.88m)

Window to front aspect. Carpeted. Pendant light.

SHOWER ROOM 8'6" x 5'7" (2.63m x 1.74m)

Privacy glazed window to rear aspect. Suite comprising: corner shower cubicle with shower attachment, pedestal basin and wc. Extractor fan. Laminate floor. Pendant light.





Nearby amenities: red heather in Cavenham Heath Nature Reserve (left); 7 acre Wyken Vineyard and Leaping Hare restaurant (top right); majestic National Trust Ickworth House and Park (bottom right); oldest surviving Regency playhouse in England, Bury St. Edmunds (centre)



DISCOVER SUFFOLK

Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of Suffolk. The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to Stansted and Cambridge Airports, as well as London via the M11. The Arc is the town's latest, modern retail outlet and is a popular shopping destination. All major food stores are well-represented, including Waitrose. There is a twice-weekly open-market in addition to a variety of eateries, attractions and places to stay. The Millennium Tower that crowns St. Edmundsbury Cathedral is the landmark. There is plenty on offer to keep families entertained. The Apex Arts Centre is a state-of-the-art live entertainment venue which hosts exhibitions and events. Watch a great performance at the Theatre Royal – the only surviving Regency playhouse in England. Other amenities include a range of health clubs, swimming pools and leisure facilities. Bury St. Edmunds has a real sense of community and is a truly friendly town.

Horseracing is at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

SITUATION



Bury St. Edmunds (A14)	7.5 miles
Diss	16 miles
Lakenheath	20 miles
Newmarket	20 miles
Ipswich	24 miles
Cambridge	39 miles



Suffolk Heritage Coast
Aldeburgh
(1 hr / 42 miles)



From Bury St. Edmunds
London Kings Cross
(94 mins)
London Liverpool Street
(113 mins)
Cambridge
(41 mins)



London Stansted Airport
(1 hr / 55 miles)
Heathrow Airport
(2 hrs / 102 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.
Private includes: South Lee School (2-13); Culford School (1-19).
State includes: Ixworth Primary School (3-11); Thurston Community College (11-18).
University of Suffolk at West Suffolk College - Further Education.



Apartment entrance with integral garage



Located opposite Pykkerell Inn, adjacent hair salon & clothes boutique

FLOORPLAN

Approximate Gross Internal Area (GIA)

Subtotal = 1070 ft² (99.4 m²)

Garage = 116 ft² (10.8 m²)

Total = 1186 ft² (110.2 m²)



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

GENERAL INFORMATION

TENURE

The property is offered For Sale FREEHOLD with tenants in situ.

SERVICES

Mains water, drainage and electricity are connected. Panel heaters.

NOTE: none of the services have been tested by the agent.

LOCAL AUTHORITY

West Suffolk Council (01284 763 233)

Band A – £1,340.86 (2023/2024).

EPC rating D '80' (restaurant) & E '51' (apartment)

Business rates: £3,700 RV. (From 1st April 2023, the expected RV is £5,800). This is not the amount of rates payable. The Tenant will be responsible to pay any rates due.

DIRECTIONS (IP31 2HH):

From London/Cambridge/Newmarket (by car) leave the M11 at junction 9 and take the A11 towards Newmarket. Continue on the A14 towards Bury St. Edmunds. Exit the A14 at Junction 43 Bury St. Edmunds Central, signposted A143 'Diss'. Take the first exit onto the A134 and at the next roundabout take the second exit merging onto the A143. Continue across another two roundabouts. Pass through the village of Great Barton and at the next roundabout, take the first exit into Ixworth. At the junction, turn right into the High Street and after 200 metres 21 High Street can be found immediately on the left hand side opposite the Pykkerell Inn and **marked by our For Sale board.**

VIEWING ARRANGEMENTS

Strictly by prior appointment through the seller's sole agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss, especially before embarking upon your journey to view the property.



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