

## FREEHOLD COMMERCIAL & RESIDENTIAL INVESTMENT

BECCLES, SUFFOLK

REF: INV36084E

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### POPULAR MARKET TOWN LOCATION



- Grade II Listed Freehold Property
- Residential Property with Shop Below
- Lots of Potential Configurations of Use
- Private Garden With Off Street Parking
- 3 Spacious Bedrooms
- Versatile Premises with Two Shop Units
- Further Independent Shop Unit
- Two Brick Outbuildings; Potential Development
- Walking Distance To Town Centre & River Waveney
- Sought After Market Town Location

**FREEHOLD: £499,950**

For the benefit of the Freehold property. This is not a business for sale as a going concern.

Can we help? Call us on

**01603 662 662**

## INTRODUCTION

Nestled in the heart of the historic market town of Beccles, Suffolk, 27-29 Blyburgate presents a rare opportunity to acquire a versatile Grade II Listed freehold property. This charming building seamlessly combines residential comfort with commercial potential, making it an ideal investment for those looking to run a business while enjoying the convenience of living on-site. Rich in history and character, the property boasts original features throughout and is perfectly positioned within walking distance of Beccles' bustling town centre and the picturesque River Waveney.

## THE BUSINESS

The main shop unit, which is currently operated by the vendors as an antique shop, offers a spacious retail area that connects directly to the residential quarters. Additionally, a separate shop unit provides an additional rental income and has been let by both permanent and pop up businesses previously. The property's prime location ensures high visibility and foot traffic, surrounded by a vibrant mix of independent shops, traditional pubs, and a weekly market that adds to the town's lively atmosphere. With excellent transport links to Norwich and London, the business is well-placed to attract both local customers and visitors from further afield. It is noted that the property is currently being offered with vacant possession on completion of a sale and that no business is being included with this offering.

## PREMISES

The commercial units are accessed via a front entrance porch leading to both shop units with an additional entrance to the rear through the enclosed garden. The main shop unit features large front windows, allowing for ample natural light and an inviting retail space measuring approximately 20'1" x 15'10". Adjoining the shop is a comfortable living room and utility area on the ground floor, complete with a cloakroom for convenience. This does also provide access to the rest of the residential property however a new owner may look to separate off the front commercial part or bring this unit within the residential accommodation, subject to any consents that may be required. The neighbouring commercial unit is self-contained and similarly has large windows to the front as well as a kitchen area and cloakroom to the rear. The dividing walls between the 2 shop units is of stud work and could be removed to create one large unit should a new owner so wish.

## ACCOMMODATION

The residential accommodation is predominantly situated on the first floor, accessed via an internal staircase from the ground floor living area. The first floor comprises a well-appointed bathroom, a modern kitchen/diner overlooking the walled garden, and a lovely lounge featuring a woodburner and exposed beams—adding warmth and character to the home. There are three generous double bedrooms; the master bedroom includes built-in wardrobes and exposed floorboards, enhancing the property's historic charm. The property also benefits from gas central heating and part double glazing.

The kitchen is fitted with a range of base and wall units, an inset sink with mixer taps, an induction hob, and an electric oven and grill. There's ample space for appliances, including a dishwasher and fridge/freezer. Additional features include an airing cupboard housing the gas combi boiler and potential to convert a walk-in cupboard into an en-suite shower room, as plumbing is already connected.

This unique property offers a great opportunity to live and work in one of Suffolk's most sought-after towns. With its blend of historic charm, modern amenities, and commercial potential, Blyburgate Antiques is ready to welcome its new owner.

Externally, the property boasts a stunning walled garden—a true oasis offering privacy and tranquillity. The garden includes a driveway with plenty of off-road parking and two brick-built outbuildings, which present an exciting opportunity for development, such as converting them into holiday accommodation (subject to planning permissions). The combination of commercial space, residential comfort, and potential for expansion makes this property exceptionally versatile.

The front entrance door opens to an Entrance Porch that provides access to both shop units.

**Shop Unit:**

Measuring 15'7" (4.75m) x 15'4" (4.67m) plus a counter area, with an additional space of 7'5" (2.26m) x 7'2" (2.18m), this shop unit features a window to the front and a door leading to:

**Rear Hallway/Kitchen Area:** 12'0" (3.66m) x 8'3" (2.51m) max.

This area includes a window to the rear, a door to the exterior, and a kitchenette space. A door leads to the:

**Cloakroom:**

Fitted with a low-level WC and a wash basin.

**Main Shop Unit:** 20'1" (6.12m) plus recess x 15'10" (4.83m) plus recess.

Connected to the living accommodation, this spacious shop features a window to the front and a door leading to:

**Living Room:** 12'10" (3.91m) x 11'0" (3.35m).

This welcoming room offers a double-glazed window to the rear, a storage cupboard, and a staircase to the first floor, all illuminated by spotlights. An opening leads to the:

**Utility Area:** 11'9" (3.58m) x 7'8" (2.34m).

Featuring a double-glazed window to the rear and a door leading out to the garden, this practical space is equipped with base units, work surfaces, and an inset circular sink with mixer taps over. Tiled splashbacks complement the workspace, and there is ample room for a washing machine and tumble dryer. An understairs storage cupboard provides additional space, and spotlights enhance the area. A door leads to the:

**Cloakroom:**

This convenient facility includes a low-level WC, wash basin, and an extractor fan.

**First Floor Landing:**

The landing houses an airing cupboard containing the gas combi boiler and provides access to the bathroom and kitchen/diner. A loft hatch is also present.

**Bathroom:**

Featuring a double-glazed window to the rear, this well-appointed bathroom includes a bath with a mixer shower over and a glazed shower screen, a wash basin, and a low-level WC. Wood flooring adds warmth, and a cupboard offers storage. Tiled splashbacks and a chrome heated towel radiator complete the room.

**Kitchen/Diner:** 13'2" (4.01m) x 11'4" (3.45m).

Overlooking the walled garden through a double-glazed window to the rear, the kitchen/diner is fitted with a range of base and wall units and work surfaces. It features an inset sink and drainer with mixer taps over, tiled splashbacks, an inset four-ring induction hob, and an electric oven and grill. There is space for a dishwasher and a fridge/freezer, and spotlights provide ample lighting.

**Hallway:**

This corridor leads to the lounge and all three bedrooms, with a loft hatch above. A walk-in cupboard/wardrobe offers potential to be converted into an en-suite shower room, as plumbing is already connected.

**Lounge:** 17'6" (5.33m) x 15'4" (4.67m).

A charming room featuring a secondary double-glazed window to the front, exposed beams, and a feature wood burner with a tiled hearth. Oak flooring adds to the character of the space.

**Bedroom 1:** 12'2" (3.71m) x 11'7" (3.53m).

This comfortable bedroom includes a window to the front, built-in wardrobes, and exposed floorboards, adding a touch of rustic elegance.

**Bedroom 2:** 9'8" (2.95m) x 9'5" (2.87m).

Offering a secondary double-glazed window to the front, this room is well-lit and inviting.

**Bedroom 3:** 15'0" (4.57m) x 8'1" (2.46m).

This spacious bedroom boasts a double-glazed window to the rear overlooking the walled garden, as well as an additional secondary double-glazed window to the rear, filling the room with natural light.

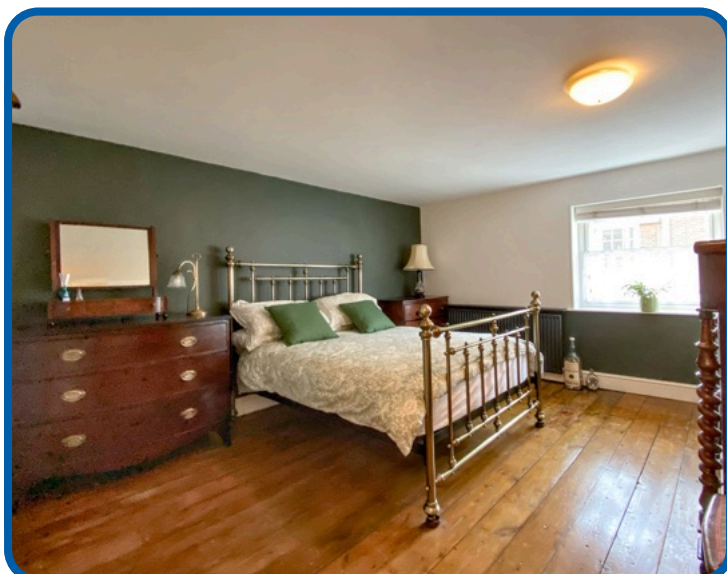
**Outside:**

The property features double gates that grant access to a stunning and attractive walled garden. The driveway provides plenty of off-road parking, and the garden itself is adorned with a lawn, shrubbery, and flower borders, creating a tranquil outdoor space.

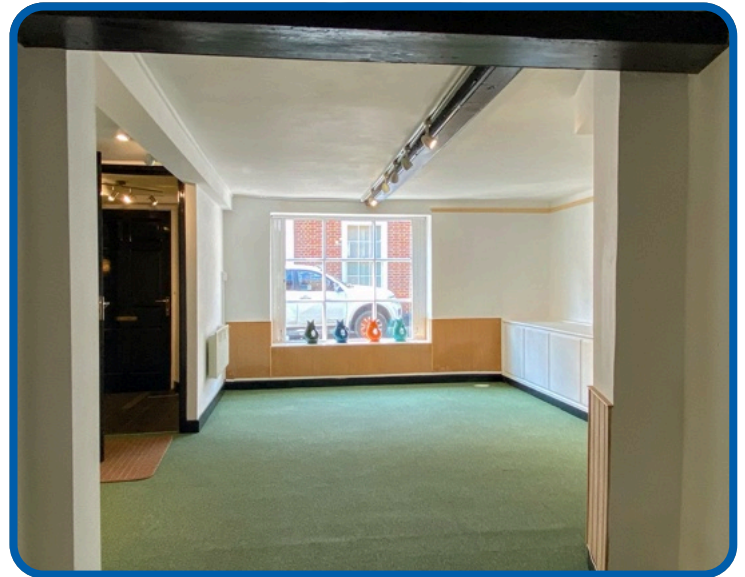
There are brick-built outbuildings which, subject to planning permission, could be converted into holiday accommodation, offering additional potential income. The exterior is further enhanced by courtesy lighting, an outdoor tap, and an external power point, adding to the property's functionality and charm.

It is noted that there is a licence agreement in place with the local council subject to a current annual payment of £140 to cross a small section of land outside of the rear gates. In addition the property has the benefit of a right of way over the neighbouring property as well as having a large pay and display car park to the rear for visitors to use if needed.



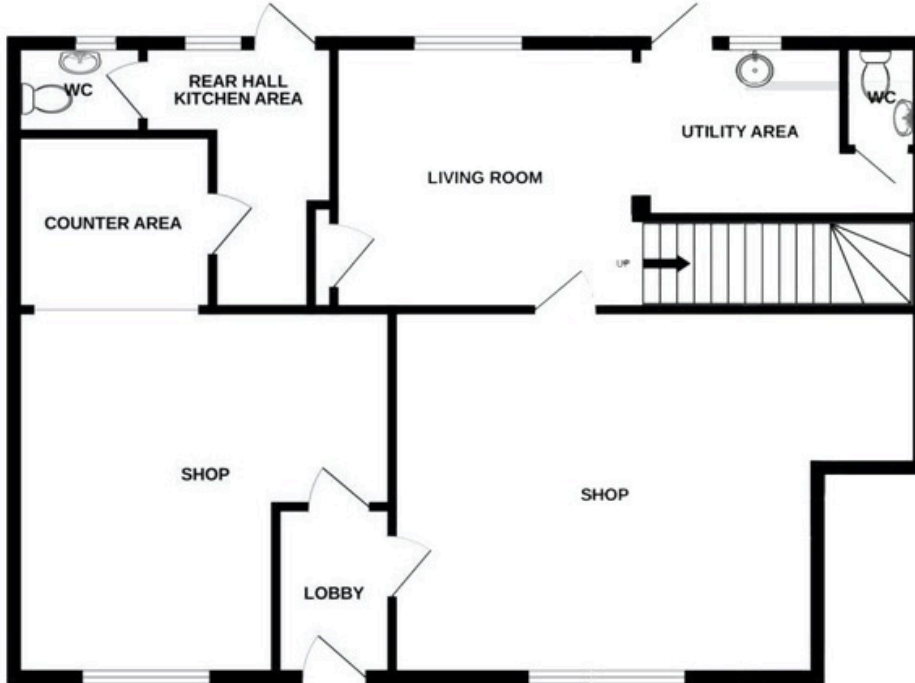




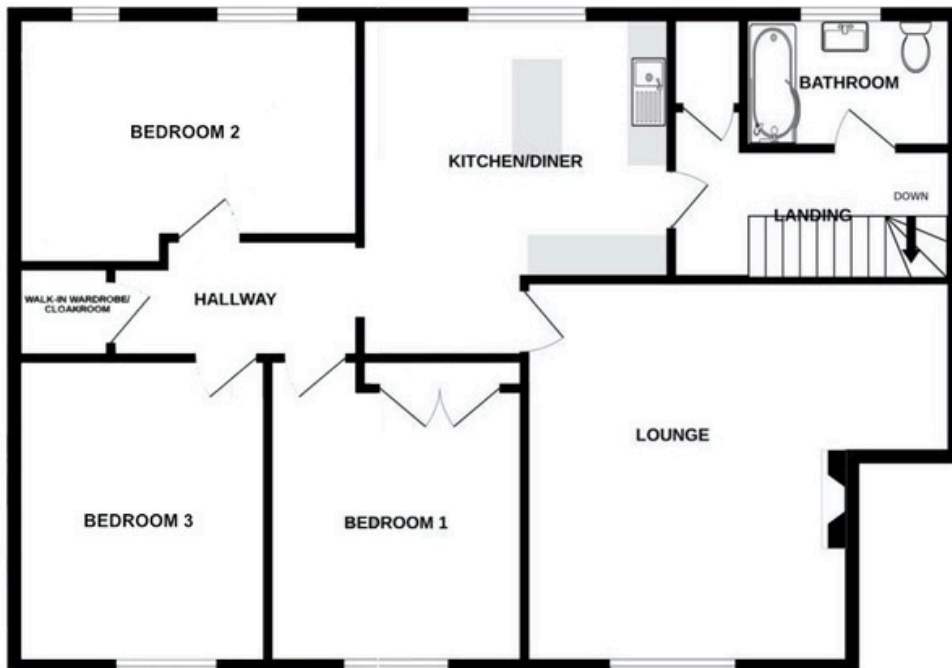




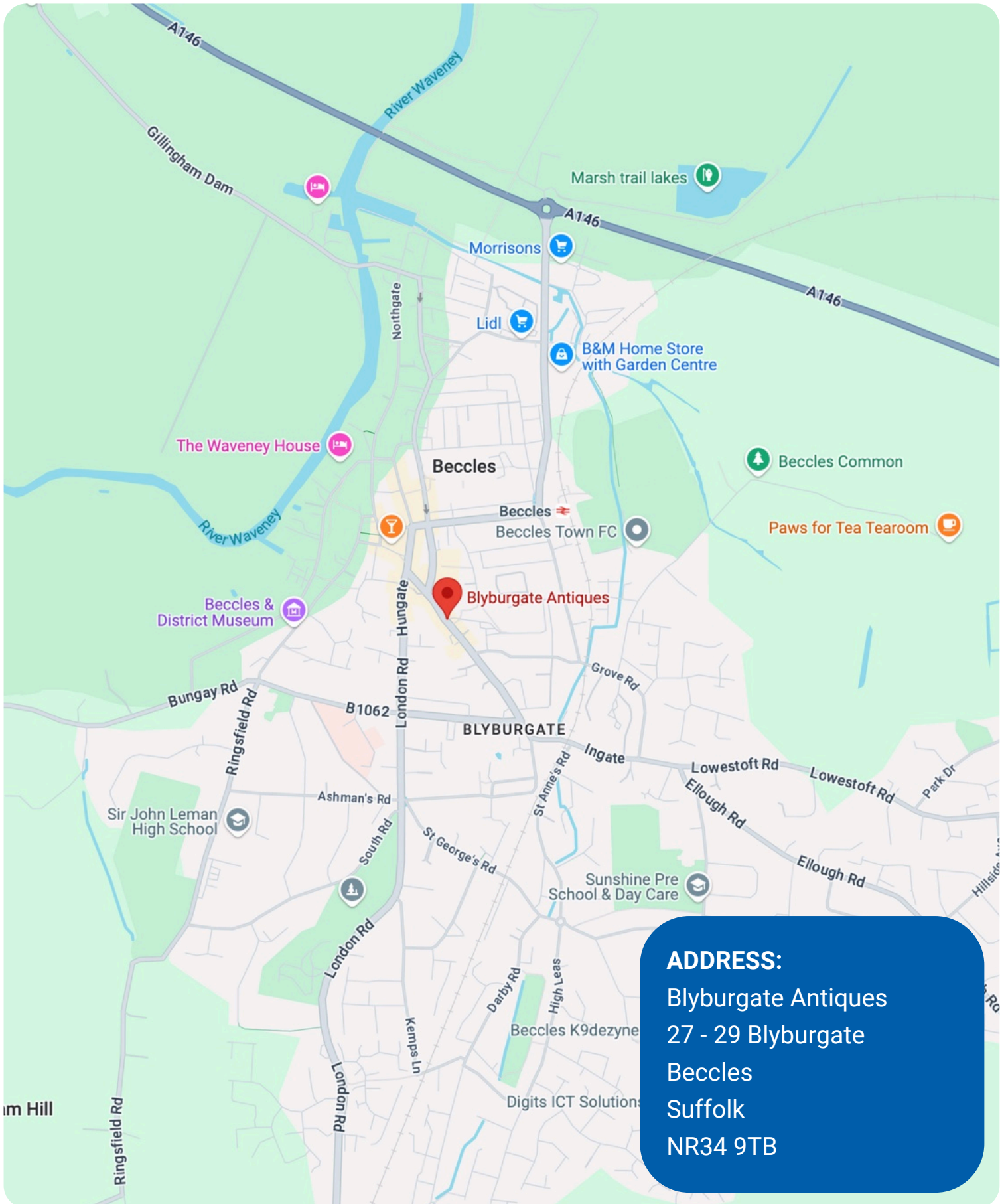
**GROUND FLOOR**



**FIRST FLOOR**



FOR GENERAL GUIDANCE ONLY; NOT TO SCALE



**ADDRESS:**

Blyburgate Antiques  
27 - 29 Blyburgate  
Beccles  
Suffolk  
NR34 9TB

## ADDITIONAL INFORMATION

### REFERENCE NUMBER

INV36084E.

### OPENING HOURS

Not applicable.

### TENURE

Freehold.

### RATES PAYABLE

In respect of the commercial property we are advised that the business units benefit from Small Business Rate Relief. The residential property is listed in Council Tax Band 'B' with a current annual charge of £1,635.38.

This information has been provided to us by the vendor and any interested party is advised to enquire of the local authority to check the position with regards to business rates that will apply to a new owner.

### STAFF

Not applicable.

### ENERGY PERFORMANCE CERTIFICATE

Grade II Listed Building - We understand that an Energy Performance Certificate is not required.

### PRICE

£499,950.--

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### VIEWING

Call our East Anglia office on (01603) 662 662 to make an appointment.

### DISCLAIMER

All measurements and sizes for general guidance only. Please note fixtures, fittings and equipment have not been tested.