



## 48-50 High Street, Needham Market, Ipswich, IP6 8AP £425,000

48-50 High Street is a mid-terrace property comprising a ground floor shop, first and second floor 3-bedroom flat, rear store building, rear 1 bedroom ground floor flat and rear first floor Hall. The front of the property presents a timber frame construction with a rendered finished under a slate roof. The property benefits from a courtyard garden and rear parking.



### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



# 48-50 High Street, Needham Market, Ipswich, IP6 8AP

## NEEDHAM MARKET:

Needham Market lies in the heart of Mid Suffolk between the towns of Bury St Edmunds and Ipswich. Facilities include butchers, bakers, post office, co-op supermarket and a number of individual shops. Needham Market also has a rail station with mainline connections to Ipswich and Stowmarket where in turn there are main line services to London Liverpool Street. The town also has the Needham Lake conservation area with a number of countryside walks and the county town of Ipswich is just eight miles away with all the social, shopping and leisure facilities.

## 48-50 HIGH STREET (THE CURIOUS FOX):

The shop comprises an entrance with two large display windows onto Needham Market Highstreet. Internally there is an open plan retail space with a central shop till, downstairs WC and changing space. On the right-hand side the open plan retail space continues with a further rear store and first floor storage space. On the lefthand side there is a further retail space. Floor area approx. 142 sqm (1,529 sqft).

## FLAT ABOVE 48-50 HIGH STREET:

The property is a 3-bedroom flat with accommodation arranged over the first and second floor. On the first floor there is an entrance hall, sitting room, dining room, kitchen, bathroom and two bedroom (one bedroom with ensuite). On the second floor there is a further bedroom. The flat is accessed via an external staircase from the courtyard with a small terrace at the front door. The flat has electric heaters and electric hot water cylinder. The flat benefits from period features including exposed beams and sash windows. Floor area approx. 130.90 sqm (1,410 sqft).

## REAR STORE BUILDING:

The rear store is a two-storey building accessed via the courtyard. The building comprises a ground floor and first floor store and WC facilities. Floor area approx. 56.20 sqm (605 sqft).

## REAR HALL:

The Hall is a first-floor open plan space with a vaulted ceiling. The Hall is accessed from the courtyard via a separate internal staircase. Floor area approx. 68.30 sqm (736 sqft).

## 1 THE COURTYARD:

1 The Courtyard is a ground floor one bedroom flat located at the rear of the property. The accommodation comprises kitchen/living area leading through to a bedroom and bathroom. The property has electric heaters and electric hot water. The property has independent access through a small courtyard garden. Floor area approx. 38.40 sqm (414 sqft).

## BUSINESS LEASE:

48-50 High Street shop is subject to a business lease to The Curious Fox on the main headline terms:

- Rent £800 PCM (£9,600 per annum)
- Term 14th December 2019 to 14th December 2022
- The lease was contracted outside Landlord & Tenant Act 1954 at the start of the lease

It is understood the Tenant has remained in occupation of the shop and has continued paying the rent above without a new lease in place. Full lease details are available from the Agent.

## RESIDENTIAL TENANCY:

1 The Courtyard flat is let on an Assured Shorthold Tenancy for £525 PCM (£6,300 per annum), further information relating to the tenancy agreement is available from the agent.

## LOCAL AUTHORITY:

Mid Suffolk District Council.  
Flat above 48-50 High Street Council Tax Band B.  
1 The Courtyard Council Tax Band A.

## BUSINESS RATES:

The Curious Fox Ratable Value: £11,000 RV 2023 (the current tenant is responsible to pay any rates due).  
Rear Store: Ratable Value: £3,600 RV 2023 (The buyer will be responsible for any rates due).

## ENERGY PERFORMANCE CERTIFICATE (EPC):

The Curious Fox Energy Rating 'B' (49)  
Flat above 48-50 Highstreet Energy Rating: 'G' (17)  
1 The Courtyard Energy Rating: 'D' (58)

## BOADBAND SPEED 48-50 HIGH STREET:

Download speed up to 63-73 mbps (BT, 2024)  
Upload speed up to 17-18 mbps (BT, 2024)

## LOCATION:

The property is located on Needham Market High Street. Needham Market benefits from specialist shops, pubs, takeaways, community centre, primary school and Needham Lake family play area and walks. There is good access to the A14 and the railway station at Needham Market offers a link to mainline services to London Liverpool Street.

## SERVICES:

Mains water, electricity and drainage. We have not tested any of the services or appliances.

## AGENT'S NOTES:

- 50 High Street is Grade II listed and the whole property is within the conservation area.
- It is understood the property has a right of way over the road between 46 & 42 High Street to access the rear of 48-50 High Street.
- The Vendor is also offering for sale the adjacent 46 High Street which comprises a ground floor and first floor one-bedroom flats.

