

Freehold Residential and Retail Investment - For Sale

21 High Street, Ixworth, Bury St. Edmunds, Suffolk, IP31 2HH

Merrifields



Size: 921 Sq Ft

Prominently located on Ixworth High Street

Retail Shop approximately 470 sq ft

Flat: Kitchen, Bathroom, Living Room, Bedroom,

Available subject to Shop Lease and AST on Flat

Offers in excess of £200,000

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Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RL

Description

21 High Street is a well presented mixed use freehold retail and residential investment located in the thriving village of Ixworth.

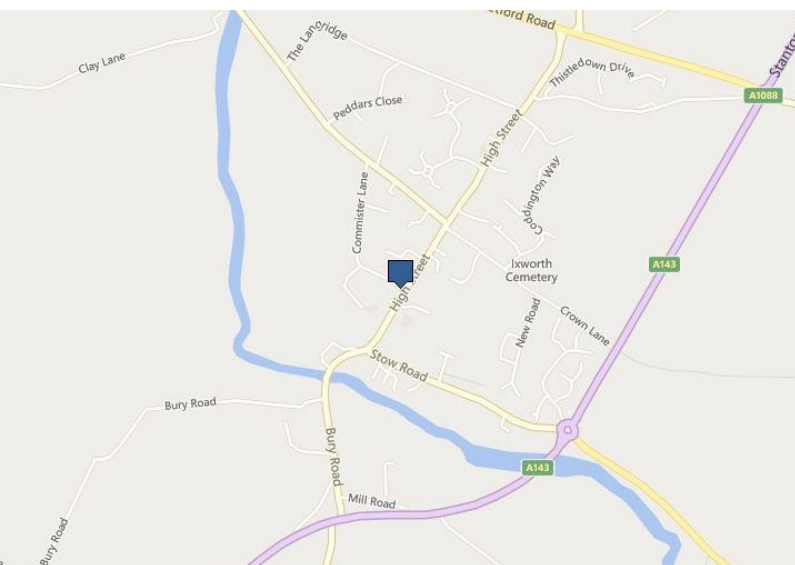
The shop and flat are let separately. The shop is let at an annual rent of £7,000 on a 3 year lease from 1st February 2021 and the flat is let on an AST on an annual rent of £7,500.

The shop is approximately 470 sq ft and separately accessed from the flat which is approximately 451 sq ft. There is a garage at the rear.

Accommodation

The property has been measured to produce the following Approximate dimensions and NIAs:

Total	921 Sq Ft	85.56 Sq M
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Availability

The property is available on a freehold basis subject to the existing lease and agreement.

Price

Offers in excess of £200,000.

VAT

The premises are not opted for VAT.

Business Rates

The Shop Rateable Value is £3,750 (2017). Small Business Rate Relief may be available.

Service Charge

None.

Costs

Each party will pay their own costs.

Use & Planning

The current use is A1 (Shops) on the Shop and C3 (Dwelling House) on the Flat.

EPC

The EPC ratings are: Shop E (108); Flat E (50)

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Viewing & Further Information

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