

21 HIGH STREET
IXWORTH SUFFOLK IP31 2HH

For Sale or To Let

DURRANTS
SINCE 1853

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For Sale or To Let

£210,000 Freehold or £7,500 per annum

Key Features

- Mixed use property
- Freehold available for sale
- Shop available to let
- Shop of 38 sq.m (413 sq.ft)
- Flat of 51 sq.m (550 sq.ft)
- Potential income of circa £17,000 per annum
- Located in the popular village of Ixworth
- Garage currently let with the flat



DESCRIPTION

A mixed-use property comprising a ground floor shop with access off the High Street and a let one bedroom flat over the shop, with its own separate side entrance and integral garage.

The property was a former Post Office and still retains an operational Royal Mail post box set in the buildings façade. The last commercial tenant was formally a pizzeria and the shop has had various Class E uses over the years.

There is a flying freehold with part of the apartment being over the property adjacent property. There is also a cellar which is accessible from the shop.

LOCATION

The property lies on the High Street of the sought after village of Ixworth, just 6 miles from Bury St Edmunds. Ixworth is a particularly well served village having a range of shops, hairdressers, doctors surgery, school,

church, village hall, library and fire station. Various eating establishments such as pubs, takeaways and a café. Just under 3 miles away can be found the Wyken Vineyard with its notable restaurant, regular farmers markets and events.

There is a wide range of schooling nearby Ixworth Primary School (3-11), Ixworth High School and Thurston Community College (11-18), University of West Suffolk at West Suffolk Collage for further education. Nearby for private schooling is South Lee School and Culford School.

ACCOMMODATION

	sq m	sq ft
Shop	38.4	413
Flat	51.1	550
Garage	9.1	98
Total	98.6	1061

SERVICES

We understand mains electricity, water and drainage are connected. These services are shared between the shop and flat

(Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

PROPOSAL

The property is available for sale freehold at a guide price of £210,000 or the ground floor shop is available to let at £7,500 per annum.

The flat is currently occupied on a periodic tenancy with a rent of £795 per calendar month (£9,540 per annum).

The Landlord would consider letting the shop for an initial term of 3 years with the lease to be contracted outside of the Landlord and Tenant Act 1954.



A deposit will be held by the Landlord equivalent to three months rent.

With the rental income being part commercial and part residential this represents a considered low risk income stream.

RATEABLE VALUE & COUNCIL TAX

The shop has a Rateable Value of £7,500 from April 2026 and therefore sits below the Small Business Rate Relief threshold for eligible occupiers.

The first floor flat has a council tax band of: A.

ENERGY PERFORMANCE

The shop has an Energy Performance Certificate (EPC) rating of D(80), while the flat has a rating of (E) 51. Full copies of the EPCs are available on request.

VAT

The property is not opted to tax.

LOCAL AUTHORITY

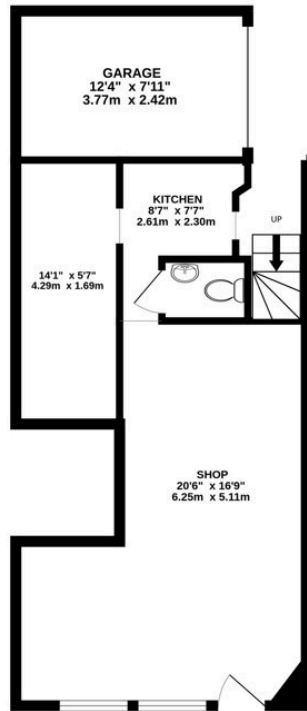
West Suffolk Council.

DIRECTIONS

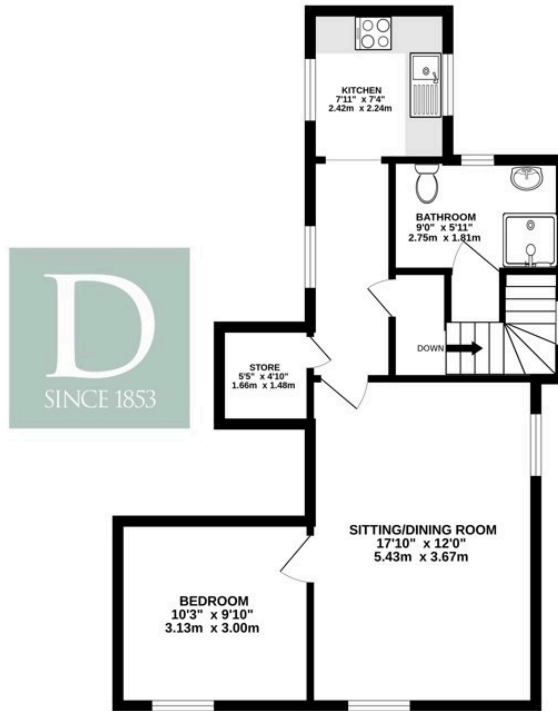
Entering the village from the A1088, continue into the village along High Street, where the property will be found in the centre of the village on the right hand side, opposite The Pykkerell Public House.



GROUND FLOOR
513 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 1062 sq.ft. (98.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING

Strictly by arrangement with the agents.

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