

19 BLYBURGATE
BECCLES SUFFOLK NR34 9TB

For Sale: Let Dentist Surgery Investment

DURRANTS
SINCE 1853

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For Sale: Let Dentist Surgery Investment

Guide Price: £235,000

Key Features

- Let investment
- Town centre premises
- Entirely let to professional tenants in occupation since 2022
- Current rent of £16,086 per annum
- Full repairing lease, subject to uncapped annual RPI increases
- Potential for future conversion to residential use, subject to existing lease and all necessary consents
- VAT not applicable
- Comprising Dentist/Class E accommodation totalling approx. 142 sq m (1,532 sq ft) with garden.



DESCRIPTION

19 Blyburgate comprises a mid-terrace commercial premises, currently used as a dentist surgery.

On the ground floor is an entrance hallway, reception, office, staff room, surgery and store/office. On the first floor are three further surgeries, a prep/ store room and wc facilities.

To the rear of the property is an enclosed and sheltered garden, with outbuilding providing further storage.

ACCOMMODATION

	sq m	sq ft
Ground Floor	76	823
First Floor	66	708
Total	142	1532

LOCATION

Beccles is a popular and affluent town located 10 miles west of Lowestoft and approximately 18.2 miles south-east of Norwich. The town is situated at the junction of the A143 and A146.

The property is well situated in the town centre on the north side of Blyburgate, a short walk from town centre and main trading location: New Market.

Occupiers close by include Dominoes Pizza, Marmalade Tree, Twyford's Café, Co-op Funerals, Redz and many others.

TENANCY INFORMATION

The property is let on a full repairing and insuring lease (subject to schedule of condition) dated 15th March 2022, for a term of 15 years, ending 14th March 2037 (no break clauses). The lease provides for uncapped annual rent increases in line with RPI, with a current passing rent of £16,086 per annum. The lease is within the Landlord and Tenant Act 1954.

SERVICES

We understand the property benefits from mains water, mains foul drainage and mains electric connections. No gas connected.

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

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

VAT is not applicable.

ENERGY PERFORMANCE

The property has an Energy Performance Certificate (EPC) rating of D(89). A full copy of the EPC is available on request.



LOCAL AUTHORITY

East Suffolk Council.

RATEABLE VALUE

The property has a Rateable Value of £19,750 from April 2026. The property therefore sits below the Small Business Rate Relief threshold for eligible occupiers.

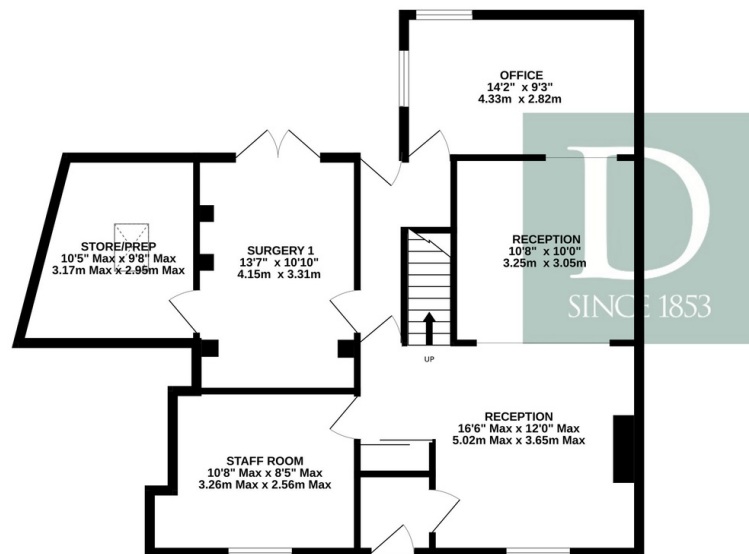
DIRECTIONS

From Beccles town centre, and on foot, proceed from New Market onto Smallgate and follow the road around onto Blyburgate, where the property will be found on the left hand side at the junction with Newgate.

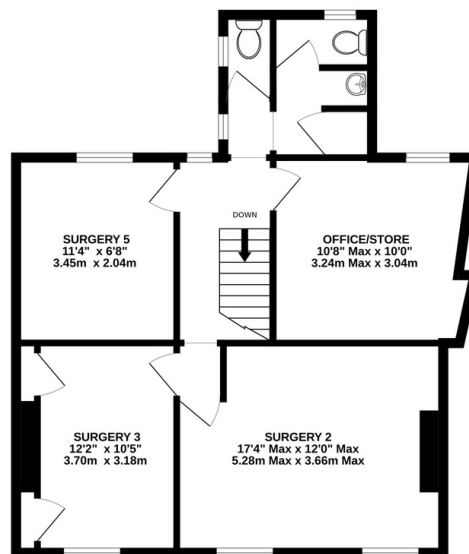
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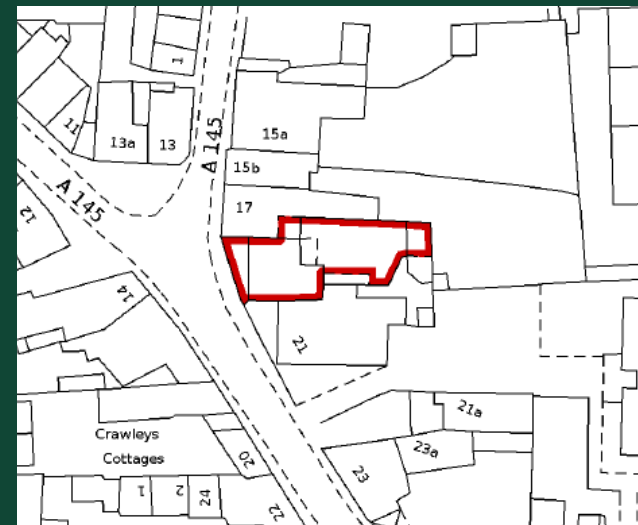
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

CONTACT US

Telephone: **01379 851038**

Email: **commercial@durrants.com**



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SINCE 1853

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