

CHILVERS

MARKET PLACE BOTESDALE IP22 1BT

For Sale: Mixed Use Investment

DURRANTS
SINCE 1853

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For Sale: Mixed Use Investment

Guide Price: £465,000

Key Features

- Historic mixed use property
- Two shops and a substantial apartment
- Part let with significant income potential
- Potential income of over £31,000pa (once fully let) plus maintenance contributions
- Investment or owner-occupier opportunities
- Desirable location
- Grade II listed building
- Centrally located in the village





DESCRIPTION

Chilvers is an attractive mixed-use property occupying a prominent position in the heart of Botesdale. The property comprises two ground-floor retail units, currently home to a hair salon and a vacant art café, together with a large apartment above. Combining traditional character with a distinctive period-style shopfront, the property offers an appealing blend of commercial and residential accommodation extending to over 2,407sq.ft (224sq.m).

Offering potential for both owner-occupiers and investors, Chilvers is part let and part vacant, presenting an excellent opportunity to acquire a versatile property with a range of potential income streams.

The property is Grade II listed as registered under Historic England Listed Building Entry Number: 1032643

The property is registered with Land Registry under title number: SK225091.

LOCATION

Botesdale is a thriving and well- served community village with amenities to include a Co- Op, Post Office, public houses and a variety of other small stores. The market towns of Diss, Stowmarket and historic Bury St Edmunds are conveniently accessible offering further amenities, schooling and cultural facilities whilst both Stowmarket and Diss provide a direct link to Liverpool Street Station.

ACCOMMODATION

	sq m	sq ft
Unit 1	41	436
Unit s2-3	107	1146
Apartment	77	825
Total	224	2407

SERVICES

We understand the property is connected to mains electricity, mains water and mains foul drainage.

PROPOSAL

The property is part let, with Unit 1 being leased for £10,020pa (£835 per calendar month) plus maintenance service charge. The tenant has been in occupation since 2013 and trades as a hair salon. A full copy of the lease is available upon request.

The adjoining Unit 2-3 has recently been used as a coffee shop but is currently vacant. The asking rent for this unit is £10,020pa (£835 per calendar month) with an additional service charge for maintenance. Fixtures and fittings may be available via separate negotiation.

The apartment is vacant and has an estimated rental value of £11,220pa (£935 per calendar month).







VAT

VAT is not applicable on the purchase price.

ENERGY PERFORMANCE

Unit 1 – C(59)

Unit 2-3 – C(59).

Apartment – E(47)

LOCAL AUTHORITY

Mid Suffolk District Council.

RATEABLE VALUE & COUNCIL TAX

Unit 1 – Rateable value of £4,850
(Small Business Rate Relief may apply)

Unit 2-3 – Rateable values of £2,250 & £3,200
(Small Business Rate Relief may apply)

Apartment – Council tax band: A

DIRECTIONS

On entering the village from Wortham, proceed to the centre of the village where the property will be found on the right-hand side, adjoining the village war memorial.

What 3 words: ///telephone.romance.following









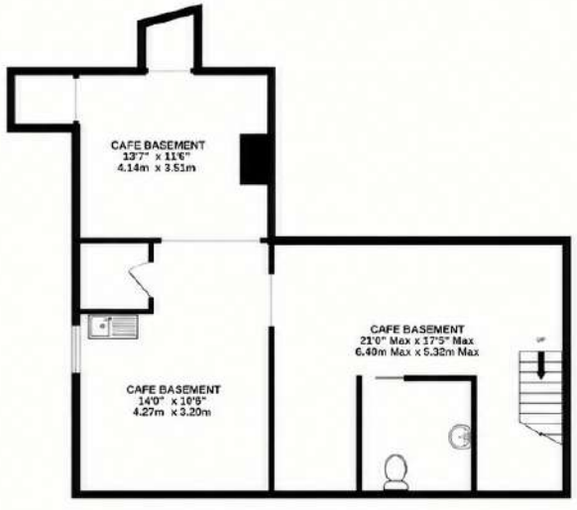







CHILVERS
THE HAIR PARLOUR
SANTIAGO'S ART CAFÉ

BASEMENT
807 sq.ft. (75.0 sq.m.) approx.



GROUND FLOOR
883 sq.ft. (82.1 sq.m.) approx.



1ST FLOOR
838 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA : 2529 sq.ft. (234.9 sq.m.) approx.

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

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DURRANTS
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