



48-50 High Street

Needham Market, Ipswich, Suffolk, IP6 8AP

Guide Price £475,000

LACY SCOTT
& KNIGHT

est. 1869

Chartered Surveyors | Land & Estate Agents | Auctioneers & Valuers

48-50 High Street

Needham Market | Ipswich | Suffolk | IP6 8AP

A14 (J51) 1.5 Miles | Stowmarket 3.5 Miles | Ipswich 8.6 Miles

Mid terrace property comprising of a shop, first & second floor three-bedroom flat, store building, ground floor one bedroom flat and first floor Hall. The property is located on Needham Market High Street.



48-50 HIGH STREET

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.

ACCOMODATION

48-50 HIGH STREET SHOP (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, understairs 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).

I THE COURTYARD

I 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

I 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.
I 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).

TENURE

Freehold.

ENERGY PERFORMANCE CERTIFICATE (EPC)

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

METHOD OF SALE

The property is available by Private Treaty. The Vendors reserve the right to invite best offers.

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.

DIRECTIONS

Exiting the A14 at junction 51 from the Ipswich direction at the roundabout take the second exit on Kettlelane/B1078 toward Needham Market. Continue on Kettlelane/B1078 for 1.3 miles under the railway bridge (low bridge 2.4m). At the junction turn right onto Highstreet/B1113 and then after a short distance the property is identified on the right-hand side by a Lacy Scott & Knight 'For Sale' board.

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.



VIEWING AND FURTHER INFORMATION

Strictly by appointment only. To arrange a viewing or for further information please contact: Lacy Scott & Knight Commercial
Contact: Harry Storey 01449 833687 hstorey@lsk.co.uk

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices

Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

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Shop = 1529 sq ft / 142 sq m
 Flat Utility = 169 sq ft / 15.7 sq m
 Store Building = 605 sq ft / 56.2 sq m
 1 The Courtyard = 414 sq ft / 38.4 sq m
 Hall = 736 sq ft / 68.3 sq m
 Outbuilding = 69 sq ft / 6.4 sq m
 Total = 3522 sq ft / 327.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2024. Produced for Lacy Scott & Knight. REF: 1145538

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



Approximate Floor Area = 1410 sq ft / 130.9 sq m
 Limited Use Area(s) = 133 sq ft / 12.3 sq m
 Total = 1543 sq ft / 143.2 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2024. Produced for Lacy Scott & Knight. REF: 1145544

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