



38 & 38A Bury Street  
Stowmarket, Suffolk, IP14 1HH

Guide Price £225,000

LACY SCOTT  
& KNIGHT

est. 1869

Chartered Surveyors | Land & Estate Agents | Auctioneers & Valuers

# 38 & 38A Bury Street

Stowmarket | Suffolk | IP14 1HH

A14 J50 1.8 Miles | Ipswich 14 Miles | Bury St Edmunds 15.3 Miles

Mid terrace property comprising of a ground floor shop and one bed first floor flat with enclosed courtyard. The property is located on Bury Street which leads to Stowmarket Town Centre.

## 38 & 38A BURY STREET

The property is a mid terrace property comprising of a shop with ground floor retail space, one bed first floor flat and enclosed rear courtyard. The front of the property presents brick elevations under a slate roof with a later rear extension.

### ACCOMMODATION GROUND FLOOR SHOP

The shop comprises an open plan retail space, rear store/kitchenette, WC and cellar. The open plan retail space benefits from a large display window onto Bury Street, karndeian flooring throughout, LED lighting and power sockets. The Net Internal Area of the ground floor shop is approximately 43.97 m<sup>2</sup> (473ft<sup>2</sup>).

### FIRST FLOOR FLAT

The first floor flat comprises of a living room, kitchen, bedroom and bathroom. The flat benefits from oak laminate internal doors throughout, acrylic faced soft close kitchen cupboards, water softener and engineered oak flooring in the living room. The flat has a small roof terrace and rear access via a shared passageway onto Union Street West. The first floor Gross Internal Area extends to approximately 41.78 sqm (450 sqft).

### OUTSIDE

There is an enclosed paved courtyard and rear access via a shared passageway onto Union Street West



### LOCAL AUTHORITY

Mid Suffolk District Council.  
First Floor Flat Council Tax Band A.  
The Buyer will be responsible for the Council Tax.

### BUSINESS RATES

Ground Floor Shop: £7,000 RV 2026  
The Buyer will be responsible for the business rates. Small business rates relief may be available providing up to 100% exemption. All interested parties should make their own enquiries with Mid Suffolk District Council regarding their rates liability.

### ENERGY PERFORMANCE CERTIFICATE (EPC)

Ground Floor Shop Energy Rating: 'C' (67)  
First Floor Flat Energy Rating: 'D' (63)

### TENURE

Freehold with vacant possession.

### LOCATION

The property is located on Bury Street which leads to Stowmarket Town Centre. The Town Centre offers a good range of facilities and services. There is a mainline railway station in Stowmarket with London Liverpool Street approximately 1 hour 26 minutes. There is also easy access to the A14 at Junction 50.

## METHOD OF SALE

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

## SERVICES

Mains water, electricity and drainage. The first-floor flat is fitted with wall mounted electric heaters. We have not tested any of the services.

## BROADBAND SPEED

Download speed up to 900 mbps (BT, 2026)  
Upload speed up to 110 mbps (BT, 2026)

## MOBILE COVERAGE

Indoor – Good – EE (Ofcom, 2026)  
Outdoor – Good – EE, Three, O2 & Vodafone (Ofcom, 2026)

## AGENT'S NOTES

- The property does not appear to be listed but it is within the conservation area.
- It is understood a resident parking permit can be obtained from Mid Suffolk District Council to use the Bury Street car parking for £30 per year (current cost February 2026).

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only. To arrange a viewing or for

further information please contact: Lacy Scott & Knight

Contact: Will D'Arcy

Tel: 01449 833 692

Email: [WDArcy@lsk.co.uk](mailto:WDArcy@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:-

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- 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.
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