



Indicative Red Line Boundary

30, 31 & 32A-32F St Johns Street

Bury St Edmunds, Suffolk, IP33 1SN

Guide Price £1.25 million

LACY SCOTT  
& KNIGHT

est. 1869

Chartered Surveyors | Land & Estate Agents | Auctioneers & Valuers

# 30, 31 & 32A-32F St Johns Street

Bury St Edmunds | Suffolk | IP33 1SN

A14 (J43) 0.7 Miles | Ipswich 26.9 Miles | Cambridge 28.6 Miles

Attractive town centre mixed residential and commercial investment property. Currently producing a total rental income of £101,000 per annum. Gross Investment Yield 8.08%.

## LOCATION

The property is situated just to the north of the main shopping centre of Bury St Edmunds and in a popular street of mixed residential and shopping use. The main town centre is within a few minutes' walk. Bury St Edmunds has a current population of approximately 45,000 and a catchment area of approximately 150,000. There is good access to the A14, A11 (M11) and the railway station at Bury St Edmunds offers a link to mainline services to London Liverpool Street and Kings Cross.

## DESCRIPTION

1920's built 3 storey building converted into 8 flats and one business unit. The front of the property is 1920's and is in the conservation area, however, the rest of the property was built in the 1970's.

## ACCOMODATION

The flats and their floor areas are shown on the attached floor plans.

## RESIDENTIAL TENANCIES

The flats are let on Assured Shorthold Tenancies. All the necessary notices under Section 21 have been served. Tenants are a mix of employed and USAF personnel. There are currently no voids. Assured Shorthold Tenancies are available on request from the agent. **INTERNAL**

**VIEWING OF FLATS IS NOT POSSIBLE.**



## BUSINESS LEASE

30 St Johns Street ground and part of first floor is subject to a business lease to Inspire Social care services (Newmarket)

Limited on the main headline terms:

- Internal Repairing and Insuring Lease
- 5 year lease commencing on 23rd January 2025
- Rent £12,000 per annum
- No Rent Review
- Outside Landlord & Tenant Act 1954

Full lease details are available from the Agent.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC's available upon request from the agent.

## COUNCIL TAX BANDS

31, 32B-F Council Tax Band A

32A Council Tax Band B

## BUSINESS RATES

The Rateable Value of 30 St Johns Street is currently being assessed by the Valuation Office. The current tenant is responsible for paying the business rates.

## LOCAL AUTHORITY

West Suffolk Council.

West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Tel: 01284 763 233

## SERVICES

Mains electricity, water and drainage are connected. Gas is connected to 32 St Johns Street only.

## TENURE

Freehold.

## RIGHTS OF WAY

There is a fire exit at the rear of the building over the adjacent Bushel pub car park.

## VAT

The sale is not subject to VAT.

## METHOD OF SALE

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

## AGENT'S NOTE

- Please note the ground floor and part of the first floor of 30 St Johns Street is let on a commercial lease and is not a residential flat as the floor plans indicates.
- Inspire Social care services (Newmarket) Limited business is unaffected.
- Property particulars prepared March 2025
- **THIS IS AN INVESTMENT SALE, AND THEREFORE IT IS NOT POSSIBLE FOR AN INTRENAL VIEWING OF THE FLATS, AS THEY ARE ALL OCCUPIED.**

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only. To arrange a viewing or for further information please contact:  
Lacy Scott & Knight Commercial

Contact: John Casson

Tel: 01284 748619

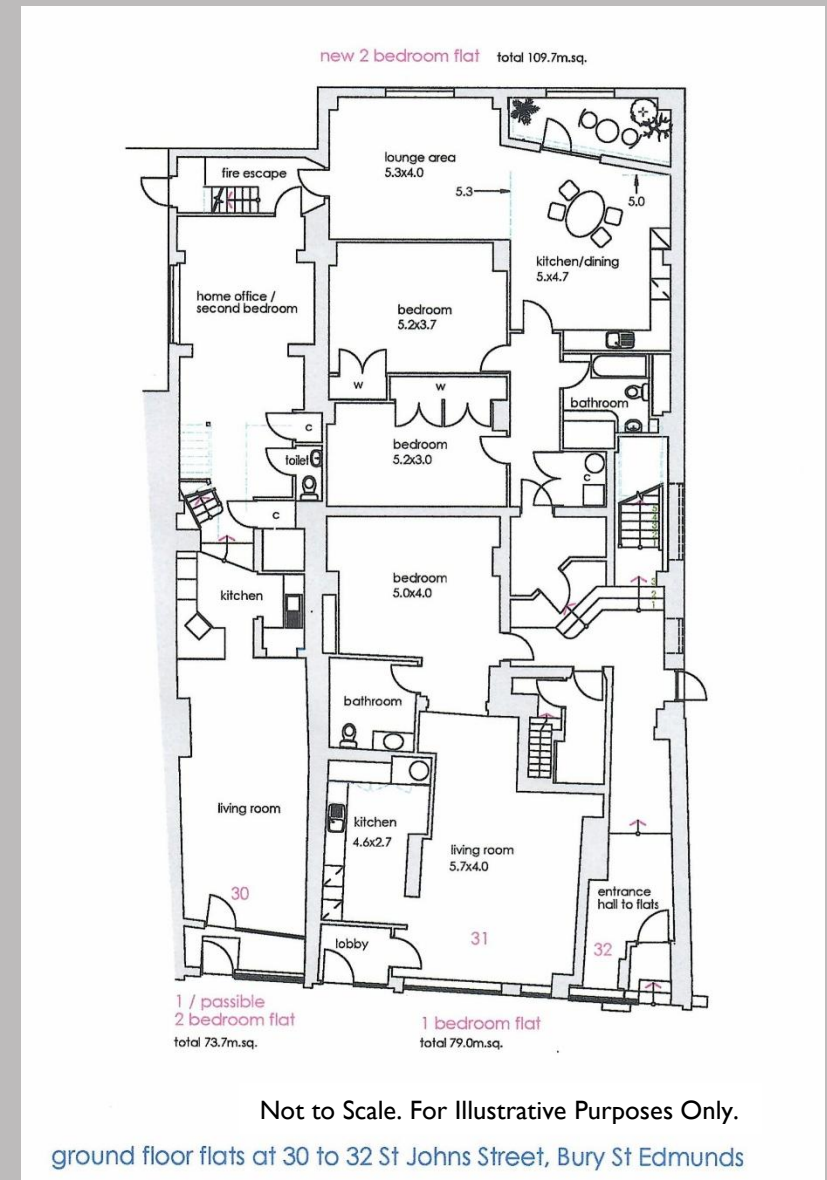
Email: [jcasson@lsk.co.uk](mailto:jcasson@lsk.co.uk)

### 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.

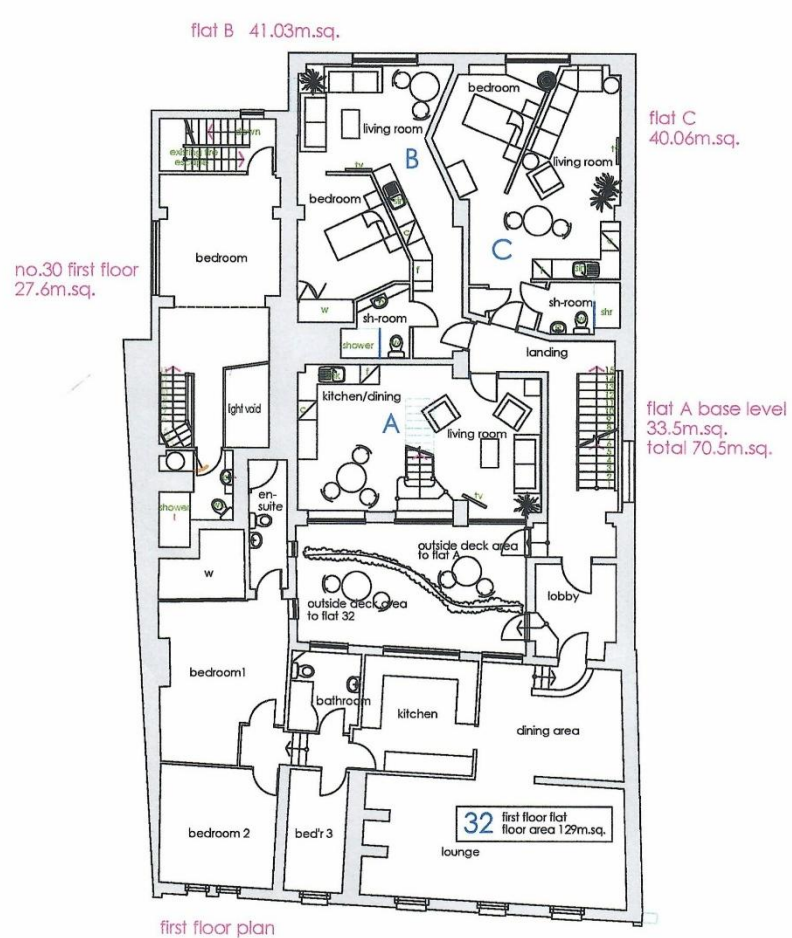
**Misrepresentation and Notices** Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- 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.

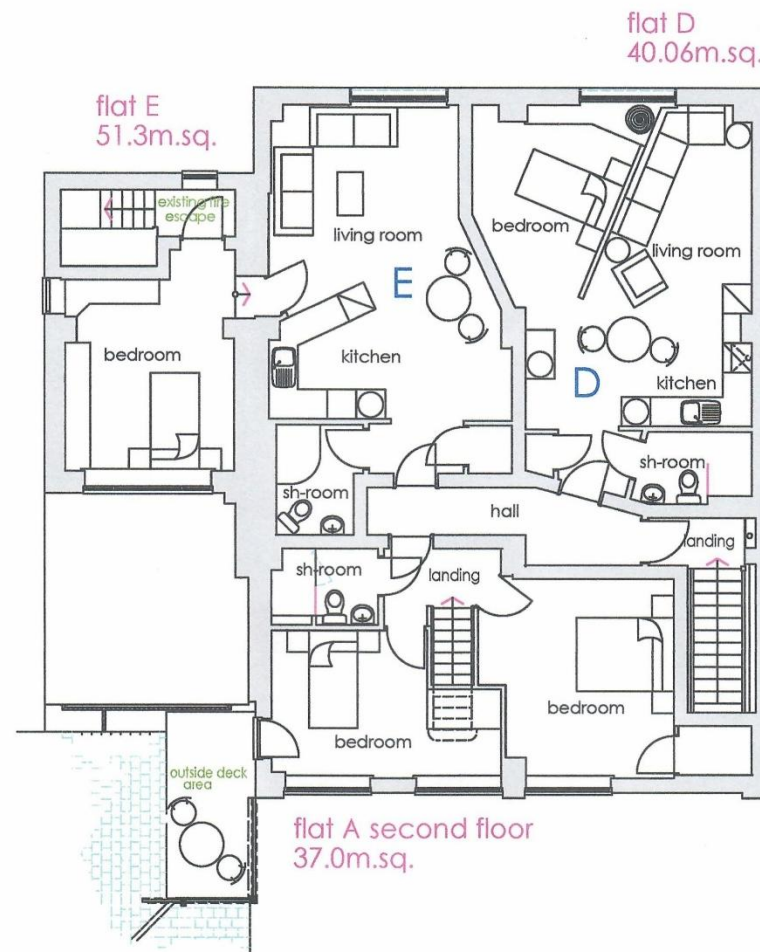


Not to Scale. For Illustrative Purposes Only.

ground floor flats at 30 to 32 St Johns Street, Bury St Edmunds



Not to Scale. For Illustrative Purposes Only.  
 first floor flats at 30 to 32 St Johns Street, Bury St Edmunds



Not to Scale. For Illustrative Purposes Only.  
 second floor flats at 30 to 32 St Johns Street, Bury St Edmunds

**Tel: 01284 748600**

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

**Tel: 01449 612384**

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN