Flick & Son
Coast and Country







Beccles, Suffolk

Guide Price £450,000

- RESIDENTIAL & COMMERCIAL UNIT
- Filled with Character Throughout With Exposed Beams
- Both Currently Let
- Three Bedroom Residential Space Over Two Floors
- Grade 2 Listed Property
- Ask Agent For More Information Regarding Incomes
- Ground Floor Commercial Space with Shop Front
- Ample Private Parking To Rear

23A New Market, Beccles, Suffolk, NR34 9HD
01502 442889

www.flickandson.co.uk

Blyburgate, Beccles

Beccles is a charming market town nestled on the edge of the Norfolk Broads in Suffolk, England. Set along the banks of the River Waveney, it offers a mix of scenic waterside views, historic architecture, and a welcoming community atmosphere. The town is known for its independent shops, quaint cafés, and lively local markets, all set against a backdrop of Georgian and Victorian buildings. With its riverside walks, boating opportunities, and easy access to the Broads National Park, Beccles is both a relaxing retreat and a gateway to outdoor adventure.

3 2 2

Council Tax Band: A





DESCRIPTION

A unique opportunity to acquire a characterful mixed-use property in the heart of Beccles Town Centre, combining spacious residential accommodation with a well-positioned ground floor commercial unit. The property presents an excellent investment opportunity or the potential for an owner occupier to enjoy a charming home while benefiting from an income-producing commercial premises. Both the residential and commercial elements are currently let, providing immediate income for investors, while also offering future flexibility for purchasers seeking a distinctive town centre home with the added benefit of commercial rental income. Properties of this nature are seldom available, making this an exceptional opportunity to acquire a versatile and character-filled property in one of Beccles' most desirable town centre locations.

RESIDENTIAL

The residential accommodation is accessed via its own private entrance to the side of the property, providing excellent separation from the commercial space. Arranged over the first and second floors, the home is full of charm and original character, with exposed beams, feature fireplaces and an abundance of period features throughout. The first floor offers a generous kitchen/breakfast room complete with a comprehensive range of fitted units and integrated appliances, creating a practical and welcoming space for everyday living. A substantial living room provides an impressive entertaining area, enhanced by exposed timbers and a striking feature fireplace. On the second floor, the accommodation continues with a versatile studio-style open-plan room, ideal for a variety of uses including a home office, hobbies room or additional living space. A separate double bedroom benefits from an en-suite shower room, completing the upper floor accommodation.

COMMERCIAL

The ground floor commercial premises occupies a prominent town centre position with an attractive shop frontage. The unit comprises a retail area to the front together with a kitchen and WC, making it suitable for a range of commercial uses (subject to any necessary consents).

OUTSIDE

Externally, the property enjoys the significant advantage of off-road parking to the rear with four allocated parking spaces, together with a private garden and garden shed serving the residential accommodation

PLANNING PERMISSIONS

The property has permission granted for the commercial unit to be used as Shops A1, Financial A2, B1a Offices and D1 Clinic. There is also permission for a substantial ground floor extension to the rear of the property. Full details of the proposed rear extension are available for review

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express

understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.
Email: beccles@flickandson.co.uk
Tel: 01502 442889

TENURE

Freehold

OUTGOINGS

Council Tax Band For Residential Property is A









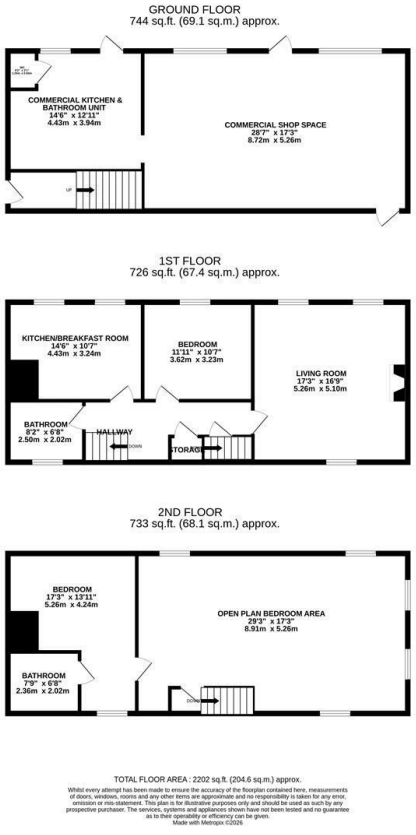












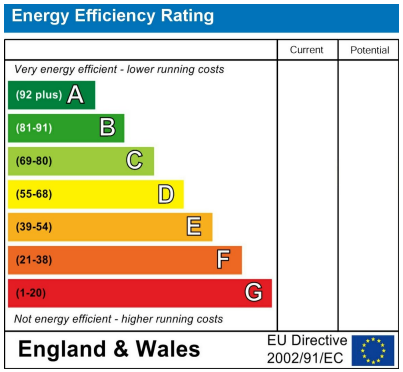


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com