



CHAPMAN
CHARTERED SURVEYORS

TOWN CENTRE MIXED-USE INVESTMENT

258.2 sqm / 2,779 sqft



25 NEW MARKET, BECCLES NR34 9HE

Ref: 2839

T. 01379 687645

CONTACT@CHAPMANSURVEYORS.CO.UK

WWW.CHAPMANSURVEYORS.CO.UK



Regulated by RICS

MIXED-USE INVESTMENT FOR SALE

Commercial / residential investment in prime town centre location with potential
258.2 sqm / 2,779 sqft

LOCATION

Beccles is a thriving and historic market town situated on the edge of the Norfolk Broads, serving a wide rural catchment across northeast Suffolk and south Norfolk. The town benefits from a strong retail and service sector, together with excellent road links via the A146 and rail connections to Lowestoft, Ipswich and Norwich.

The property occupies a prominent position on **New Market**, one of the town centre's principal commercial locations, close to a range of independent retailers, national occupiers, cafés and public amenities.

DESCRIPTION

The property comprises a mixed-use investment containing:

- Two floors of fully-let commercial accommodation
- Three-bedroom residential property with garden
- Prominent town centre frontage
- Established income-producing asset

The residential accommodation is currently vacant offering investors future asset management opportunities, as well as existing income streams from the commercial elements.

FLOOR AREAS

GF 25 New Market	65.8 sqm	709 sqft
FF 25 New Market	83.4 sqm	897 sqft
25a New Market	<u>109.0 sqm</u>	<u>1,173 sqft</u>
	258.2 sqm	2,779 sqft

TENANCIES

The commercial element of the property is fully let, while the residential accommodation is vacant. Tenancy information, copy leases and rental schedule are available on request.

ACCOMMODATION

The ground floor is let as an **Estate Agents** trading as Abbotts and comprises an open-plan office with bay windows either side of the front door, leading through to small office at the rear, kitchen, and staff facilities.

A passageway to the side leads through to a small courtyard used by the first floor **Beauty Salon** and 25a New Market. Door to ground floor lobby with stairs up to reception, door into large open-plan treatment room, hallway with bathroom off, and staff kitchen with three further treatment rooms overlooking New Market.

At the rear of the building is 25a New Market, a three-bedroom house with garden. Door from courtyard opens into **Dining Room** with open fireplace. On one side is the **Living Room** with fireplace and large sash window to the courtyard, and on the other side a **Kitchen** with fitted units, windows to front and side, and a family **Bathroom** with bath (shower over), toilet and wash hand basin. Stairs from the Dining Room lead to three **Bedrooms** on the first floor, and a further staircase leads to the **Attic**. Externally there is a sheltered west-facing courtyard **Garden** laid to grass with some mature trees and shrubs.

RATEABLE VALUES / COUNCIL TAX

GF 25 New Market	£13,250	RV
FF 25 New Market	£5,800	RV
25a New Market		Band C

REGISTERED TITLE

SK349034

LISTED BUILDING

The property is Grade II Listed.

GUIDE PRICE

£500,000 (no VAT)

CONTACT AND VIEWING

For further information please contact:

Chapman Chartered Surveyors

Tel: 01379 687645

Email: contact@chapmansurveyors.co.uk

AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

Chapman Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice that: (1) they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property; (2) any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom; (3) the property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof; (4) no liability can be accepted for any misstatement, omission or errors in these particulars; and (5) these particulars do not constitute an offer or contract or any part thereof.

MIXED-USE INVESTMENT FOR SALE

Commercial / residential investment in prime town centre location with potential
258.2 sqm / 2,779 sqft



AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

Chapman Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice that: (1) they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property; (2) any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom; (3) the property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof; (4) no liability can be accepted for any misstatement, omission or errors in these particulars; and (5) these particulars do not constitute an offer or contract or any part thereof.

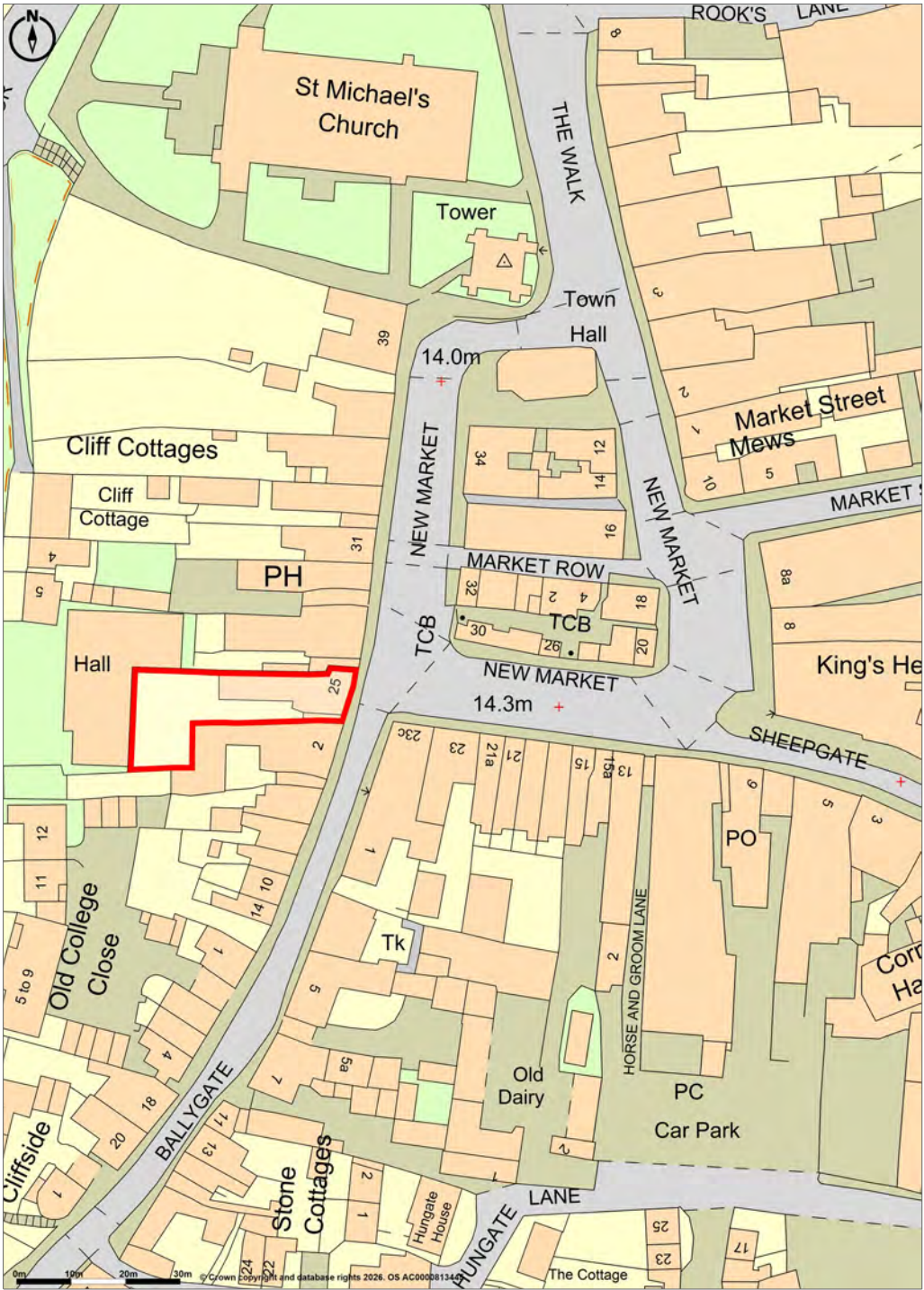
25 NEW MARKET, BECCLES NR34 9HE

LOCATION PLAN



25 NEW MARKET, BECCLES NR34 9HE

SITE PLAN



Promap

LANDMARK INFORMATION

© Crown Copyright and database rights 2026. OS AC0000813445
Plotted Scale - 1:1250. Paper Size - A4

CHAPMAN