



**74-75 Whiting Street,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



74-75 WHITING STREET, BURY ST. EDMUNDS, SUFFOLK. IP33 1NX

The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

A rare opportunity to acquire prominent freehold real-estate in the Bury St. Edmunds town centre, currently comprising a combination of a ground floor commercial premises which has successfully been run as a bar and a duplex residential apartment of 2321 sq.ft. Offered for sale with **NO ONWARD CHAIN** and the opportunity to re-instate the property to a substantial town house, subject to the relevant permissions.

A fantastic piece of real-estate occupying a central position within the Bury St. Edmunds town centre of approximately 2321 sq.ft. combining a duality of commercial and residential uses.

COMMERCIAL

BAR AREA: Comprising a large open plan entertaining space with a fixed bar and spaces for drinks chillers and storage cupboards. The ground floor retains a wealth of period features including exposed timbers and brickwork as well as sash windows. To the rear of the bar there are:-

2 CLOAKROOMS: Each with white suites comprising WC and hand wash basin.

Steps leading down to the:-

CELLAR: Converted into the kitchen.

OUTSIDE

There is personnel access leading to the courtyard garden at the rear of the property with an oak frame canopy and enclosed walled gardens to one side

RESIDENTIAL

First Floor

LANDING: With access to principal rooms on the first floor.

KITCHEN: Fitted with a range of matching wall and base units including a stainless steel one and a half bowl sink inset with drainer and mixer tap. Oven with hob and extractor over and space for freestanding white goods such as fridge/freezer and washer/dryer.

SITTING ROOM: A large and versatile reception room boasting a wealth of period features including exposed ceiling timbers and sash windows overlooking the street scene.

BEDROOM 4: Spacious double bedroom with window to front aspect.

BATHROOM: With white suite comprising WC, hand wash basin, panel bath with shower screen and shower attachment over. Storage cupboard.

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Second Floor

BEDROOM 1: Substantial principal bedroom with sash window to front aspect and secondary staircase leading to:-

LANDING:

BEDROOM 2: With a walk-through arrangement between the principal bedroom and third bedroom. Integrated storage and sash window to front aspect.

BEDROOM 3: Spacious double bedroom with staircase leading down to sitting room. Dual aspect sash windows to front and side.

AGENTS NOTE

Grade II Listed.

It would be fair to say that the property offers scope for remodelling and cosmetic updating.

Please note that both the bar and the apartment are currently subject to tenancies although vacant possession is available.

SERVICES: Main water and electricity are connected. Gas fired heating.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: C - £1,854.57 – 2024. Business Rates:

EPC RATING: D.

BROADBAND SPEED: Up to 1000 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoor, likely. (source Ofcom).

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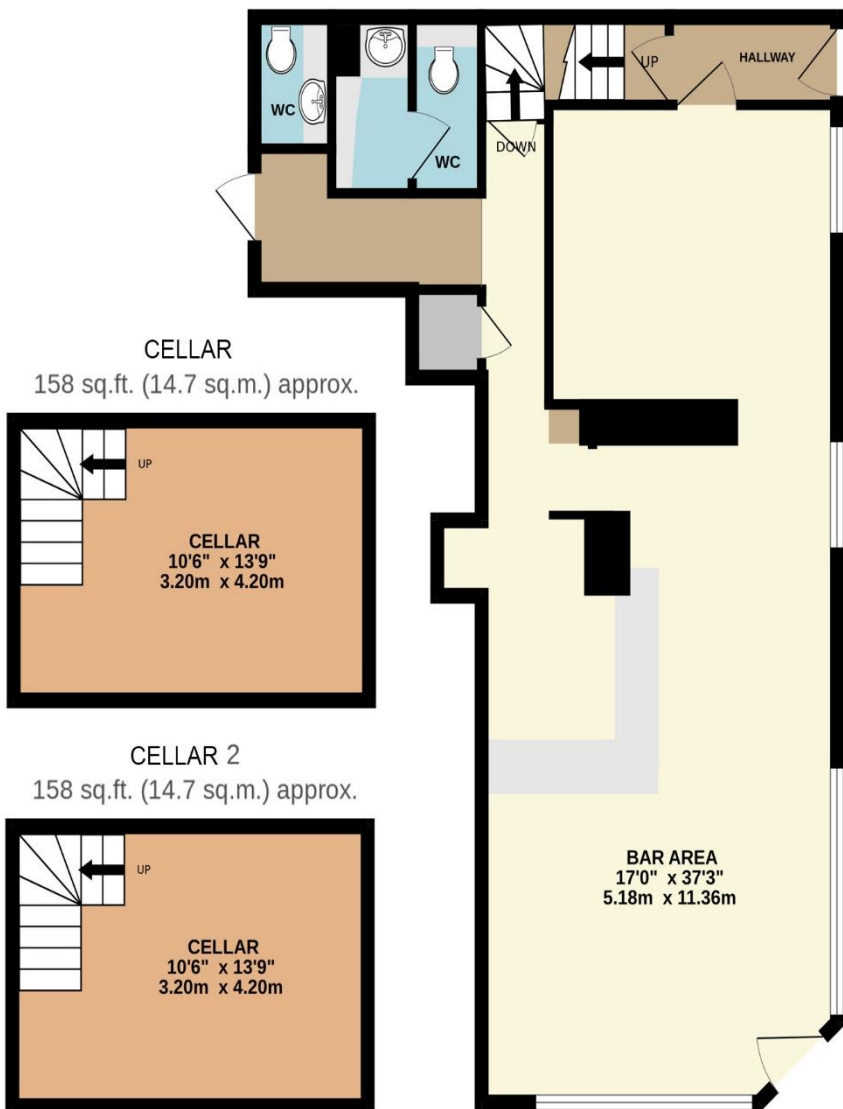
WHAT3WORDS: ///ventures.insolvent.poetic.

VIEWING: Strictly by prior appointment only through DAVID BURR
Bury St Edmunds 01284 725525.

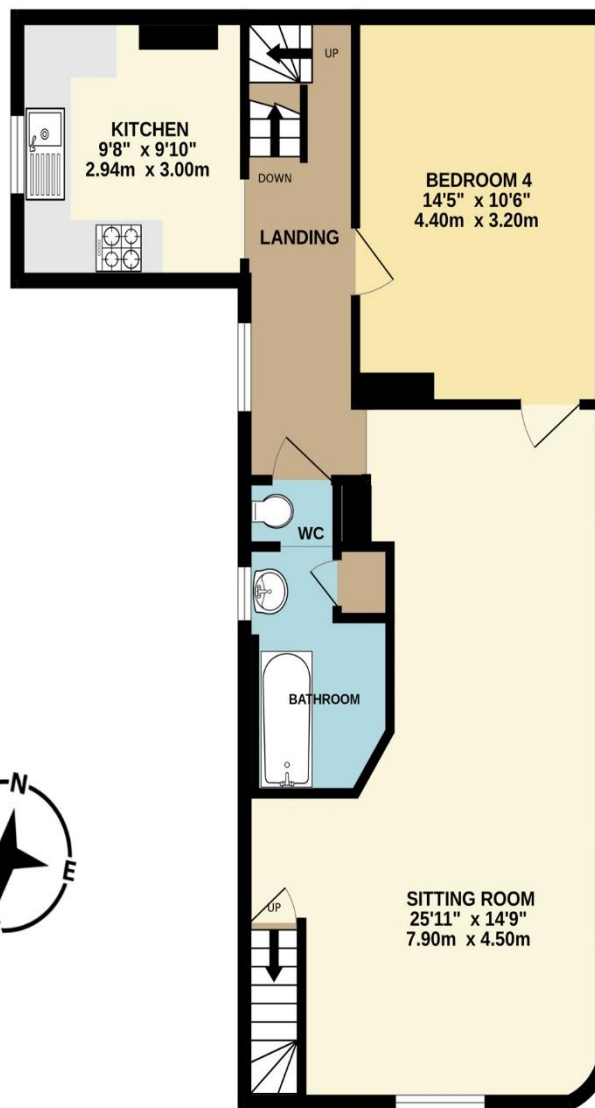
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GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR
699 sq.ft. (65.0 sq.m.) approx.



2ND FLOOR
604 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 2321 sq.ft. (215.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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