www.paulhubbardonline.com



£2,977,000
Asking Price





Ballygate

Beccles, NR34 9HD

- Excellent investment opportunity to acquire a mixed use residential and commercial block
- Prominent plot in the heart of Beccles town centre
- Residential shop + 7 self contained flats and granted planning permission for an 8th unit
- Entire property undergoing a comprehensive renovation throughout
- Variety of one and two-bedrooms
- Open plan kitchen/lounge/diner spaces within each residential flat
- Each benefiting from its own bathroom or shower room
- Separate entrance hallways and communal hallways
- Large windows providing ample natural light throughout
- Due for completion December 2026

PAUL HUBBARD

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Location - Beccles

Occupying a prime position in the heart of the picturesque market town of Beccles, the property is ideally situated amongst the town centre's wide range of independent shops, cafés and eateries. Nestled in the heart of Suffolk and set along the banks of the River Waveney, Beccles offers a charming blend of historic character and everyday amenities, with the impressive St Michael's Church providing a notable focal point within the town.

The town also benefits from excellent transport links, offering convenient connections to the city of Norwich, as well as the popular coastal town of Lowestoft. Furthermore, the nearby Norfolk and Suffolk Broads provide an abundance of beautiful waterways, picturesque villages and scenic countryside, making Beccles an appealing location for both residents and visitors alike.

Shop

5.08m x 6.22m

Situated on the ground floor, this space offers excellent potential for use as a retail unit, benefiting from large front-facing windows which allow for an abundance of natural light. The property also benefits from access to a separate WC and a basement level, which houses the electrics and provides additional storage space.

Flat 1

Following a studio style layout, this apartment comprises of a kitchen/lounge/diner, a bathroom and a bedroom. as well as a separate hallway.

The kitchen is fitted with units above and below with an inset stainless steel sink and drainer as well as a hob.
The bathroom is fitted with part tiled walls, a bath, toilet and pedestal wash basin.

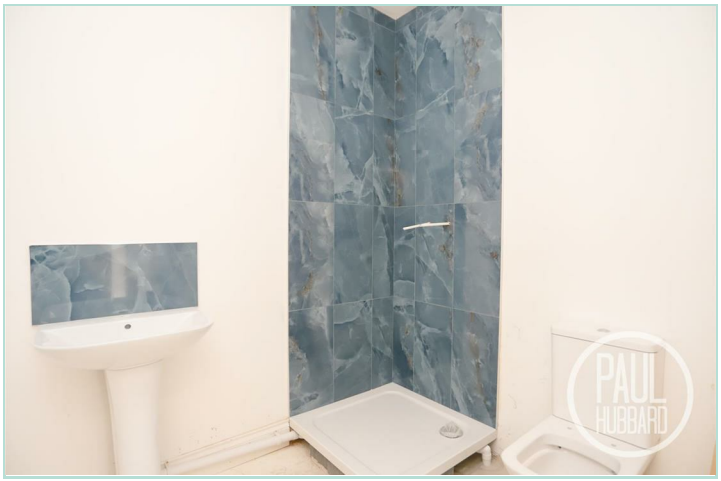
Flat 2

This flat compromises of 3 rooms. An open plan kitchen/lounge/diner, a bedroom, bathroom and a storage cupboard. Large windows let in ample natural light. it also has a separate hallway
The bathroom consists of part tiled walls. a toilet, corner shower cubicle and a pedistal wash basin. The kitchen is fitted with units above and below.

Flat 3

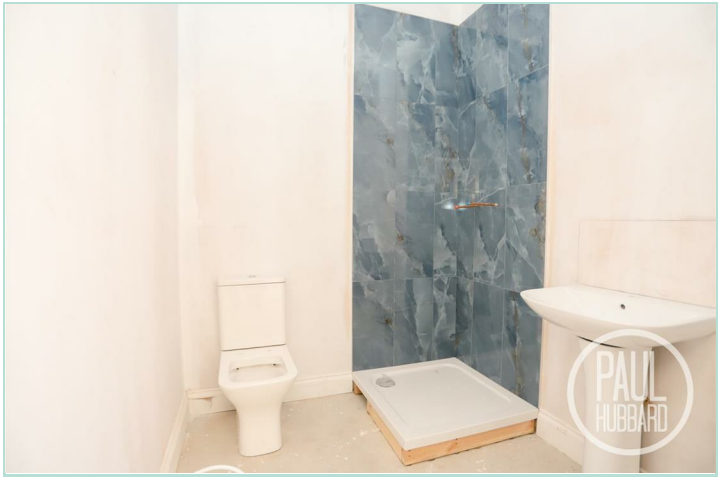
This flat compromises of 3 rooms and a storage cupboard. An open plan kitchen/lounge/diner, a shower room and bedroom.

The shower room is fitted with a pedestal wash basin, a corner shower cubicle and a toilet.









Flat 4

This flat compromises of 4 rooms, an open plan kitchen/lounge/diner, 2 x bedrooms and a bathroom. As well as a built in storage cupboard and a separate entrance hallway with all doors leading off into rooms.

The bathrooms is fitted with a bath, toilet and pedestal wash basin along with part tiled walls.

Flat 5

This flat compromises of 3 rooms, an open plan kitchen/lounge/diner, shower room and bathroom.

The shower room is fitted with a shower cubicle, part tiled walls, toilet and pedestal wash basin.

Flat 6

This flat compromises of 3 rooms, an open plan kitchen/lounge/diner, a shower room and a bedroom. It also has a long separate hallway with large windows for ample natural light.

The shower room is fitted with a shower cubicle, pedestal wash basin and a toilet.

Flat 7

This flat compromises of 4 rooms, an open plan kitchen/lounge/diner, 2 x bedrooms and a shower room.

A large entrance hall could be utilised for space, whether that's storage or home office.
The shower room is fitted with a pedestal wash basin, shower tray and a toilet.

Planning permission

Planning permission has been granted for the development of an eighth residential unit to the rear of the existing building, comprising a three storey, one bedroom house. The proposed accommodation is designed to be constructed above the former safe room.

Agent Note

For further information or to arrange a viewing, please call the office on 01502 531218

Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

Anti-Money Laundering


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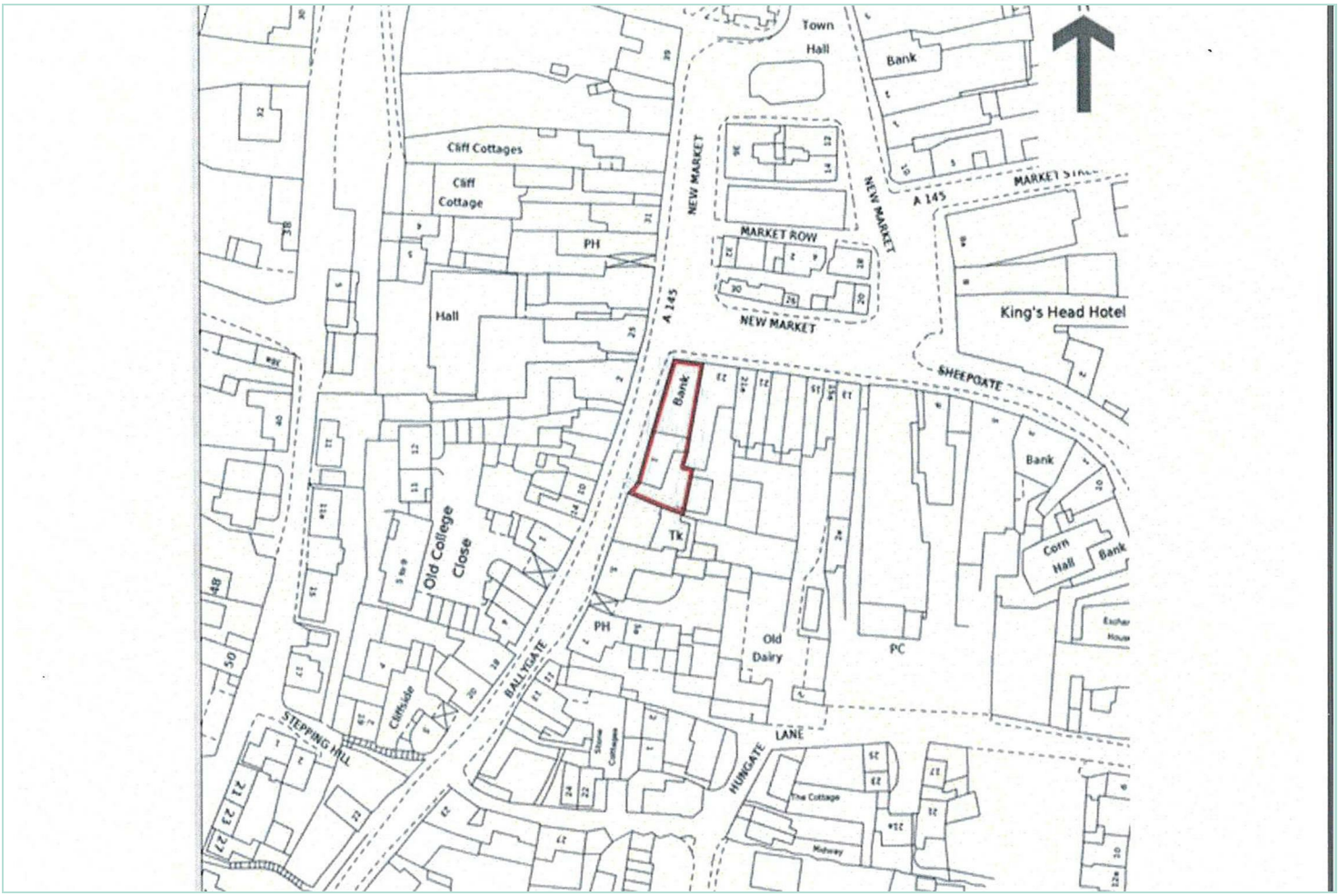


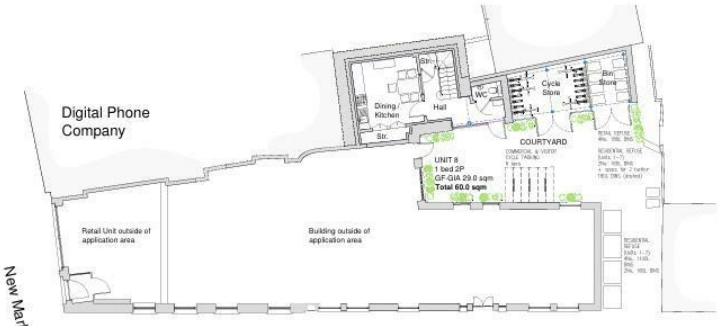




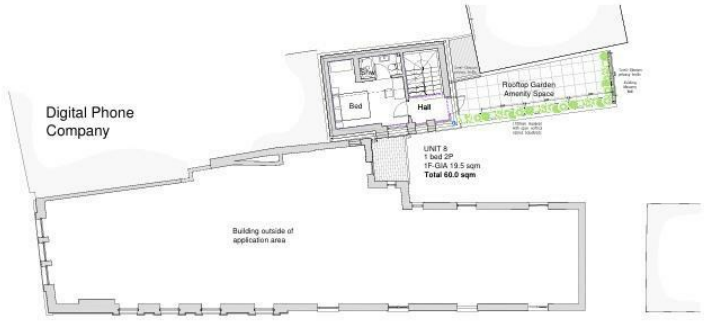


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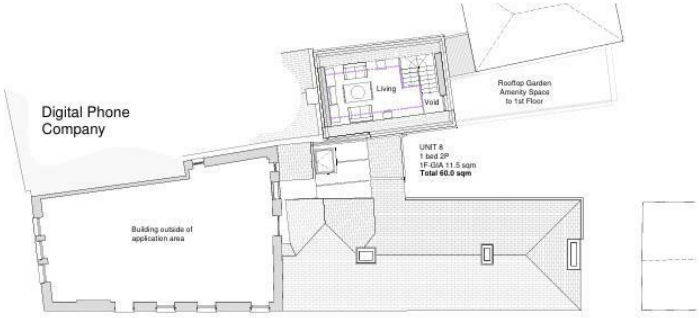




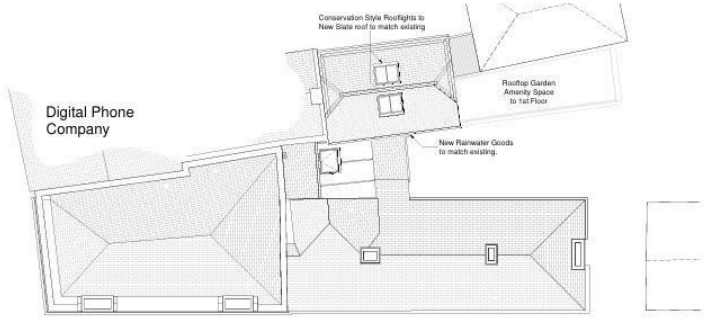
01 PROPOSED GROUND FLOOR PLAN
1:100@A1



02 PROPOSED FIRST FLOOR PLAN
1:100@A1



03 PROPOSED SECOND FLOOR PLAN
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04 PROPOSED ROOF PLAN
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morseWEBB architects

New Market, New Build
Beccles, NR34 9HD



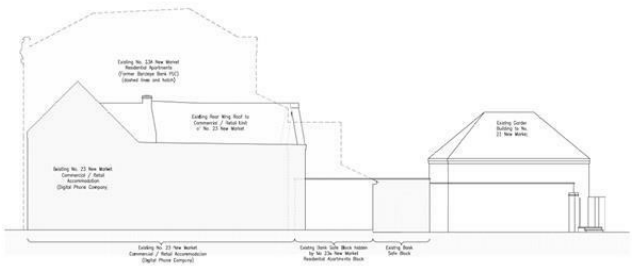
01 EXISTING EAST ELEVATION THROUGH COURTYARD
1:100@A1



02 EXISTING WEST ELEVATION ALONG BALLYGATE
1:100@A1



03 EXISTING EAST ELEVATION THROUGH NEIGHBOURING GARDEN
1:100@A1



04 EXISTING WEST ELEVATION THROUGH COURTYARD GARDEN
1:100@A1



05 EXISTING SOUTH ELEVATION THROUGH COURTYARD
1:100@A1



06 EXISTING NORTH ELEVATION TO NEW MARKET
1:100@A1

morseWEBB architects

New Market, New Build
Beccles, NR34 9HD

Existing Elevations

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1055 | 1004 | PL00

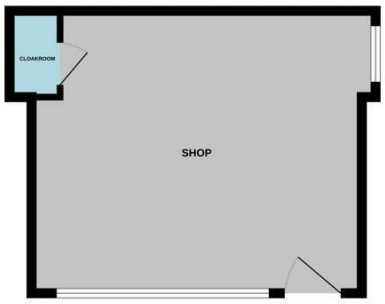




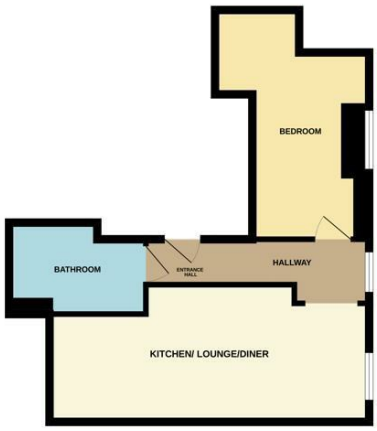




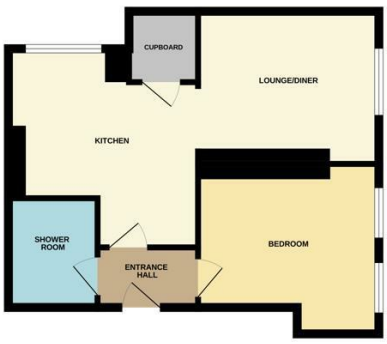
GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



FLAT 1 - GROUND FLOOR
428 sq.ft. (39.7 sq.m.) approx.



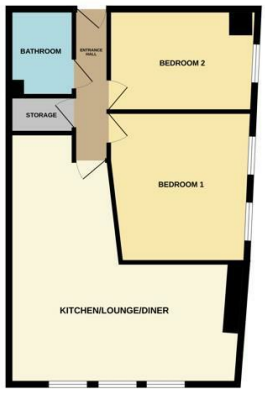
FLAT 2 - GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



FLAT 3 - GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



FLAT 4 - 1ST FLOOR
659 sq.ft. (61.3 sq.m.) approx.



FLAT 5 - 1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



FLAT 6 - 1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



FLAT 7 - 2ND FLOOR
864 sq.ft. (80.2 sq.m.) approx.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements