



6 Cross Street

Bungay | Suffolk | NR35 1AU

Asking Price

£300,000

- Charming grade II Listed building in Bungay
- Commercial space leased to popular café
- Dual income opportunity comprising a commercial unit and self-contained flat
- Strong and diversified income stream with potential for future growth
- Historic character property offering both heritage charm and modern investment appeal
- Popular village setting with strong local community
- Situated in the picturesque Waveney Valley, within a thriving community of independent businesses





Square Meterage: Approx 82m² | Rateable Value: £9,700 | EPC Rating: C

Introducing an exceptional opportunity to own a piece of history in one of the East of England's most desirable locations. This stunning Grade II listed property, located in the vibrant heart of Bungay, combines timeless charm with strong modern investment appeal.

The property comprises two income-generating components. The ground floor features a versatile commercial space currently occupied by a busy café. The lease is structured to deliver increasing returns over time—starting at £500 per month for the first two years, rising to £750 in the third year, and reaching £1,000 per month thereafter until the end of the lease term. This graduated scale not only provides an immediate income stream but also promises steady growth in rental revenue.

Above the commercial premises is a charming flat, which is currently let on an assured shorthold tenancy at £650 per month. This additional rental further diversifies the income potential of the property, making it an even more attractive prospect for investors looking to secure dual revenue streams.

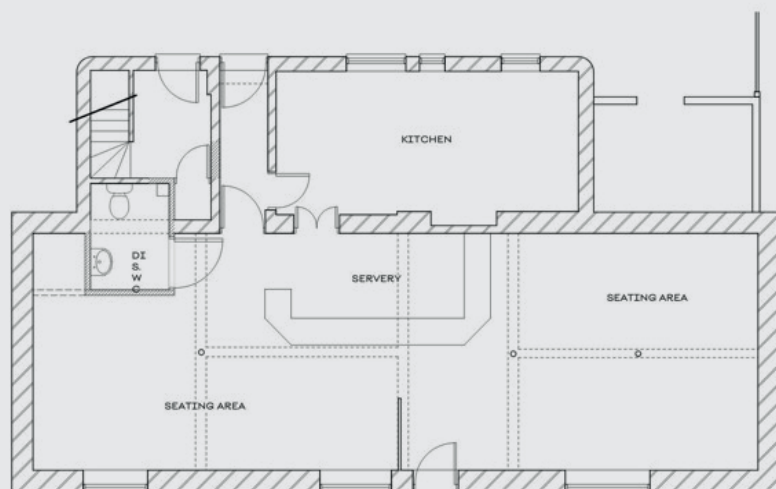
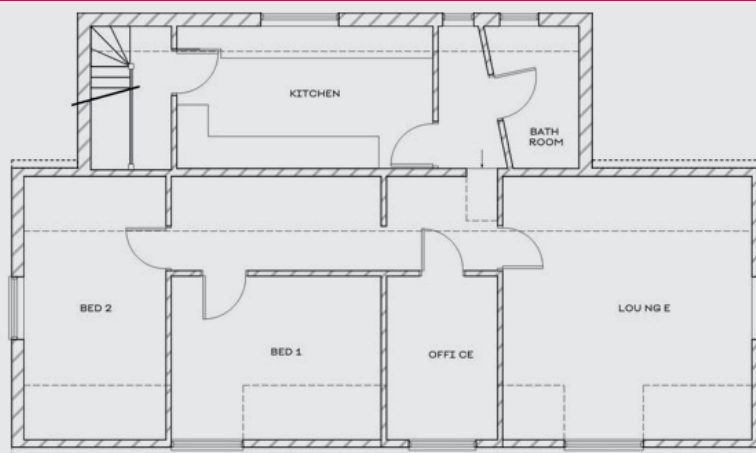
Bungay itself is a gem of a village, recognized by The Sunday Times in 2018 as one of the best places to live in the East of England. Nestled in the picturesque Waveney Valley, the area boasts a rich history, scenic landscapes, and a thriving community of independent businesses. The village's unique blend of heritage and contemporary vibrancy continues to attract creative entrepreneurs and discerning residents alike.

Key Features

- Attractive Grade II listed property situated in the vibrant centre of Bungay, a highly sought-after East of England location.
- Ground floor popular local cafe let on a lease with stepped rental increases.
- First-floor residential flat currently let on an assured shorthold tenancy at £650 per month.
- Offers a diverse and reliable income stream with built-in rental growth.
- A rare opportunity for investors seeking a stable, dual-income asset in a historic and desirable setting.

If you wish to view this property or require any further information please contact us on 01502 446000

Floor Plans



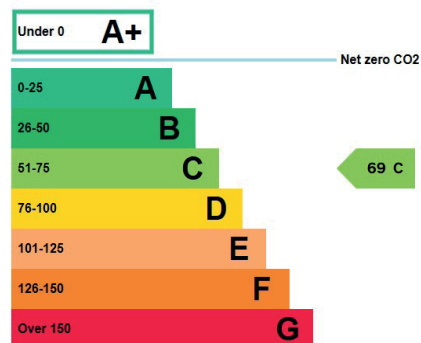
Additional Information

- Opportunity to acquire a Mixed-use investment comprising a ground floor commercial unit and a self-contained flat above
- Ground floor café premises let on a lease with stepped rental increases:
£500 per month (Years 1–2)
£750 per month (Year 3)
£1,000 per month thereafter until lease expiry.
- First-floor residential flat currently let on an assured shorthold tenancy (AST) at £650 per month.

Energy Efficiency Rating

Energy rating and score

This property's energy rating is C.



Subject to Contract

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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