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PE38 9DG

9 Market Place, Downham Market

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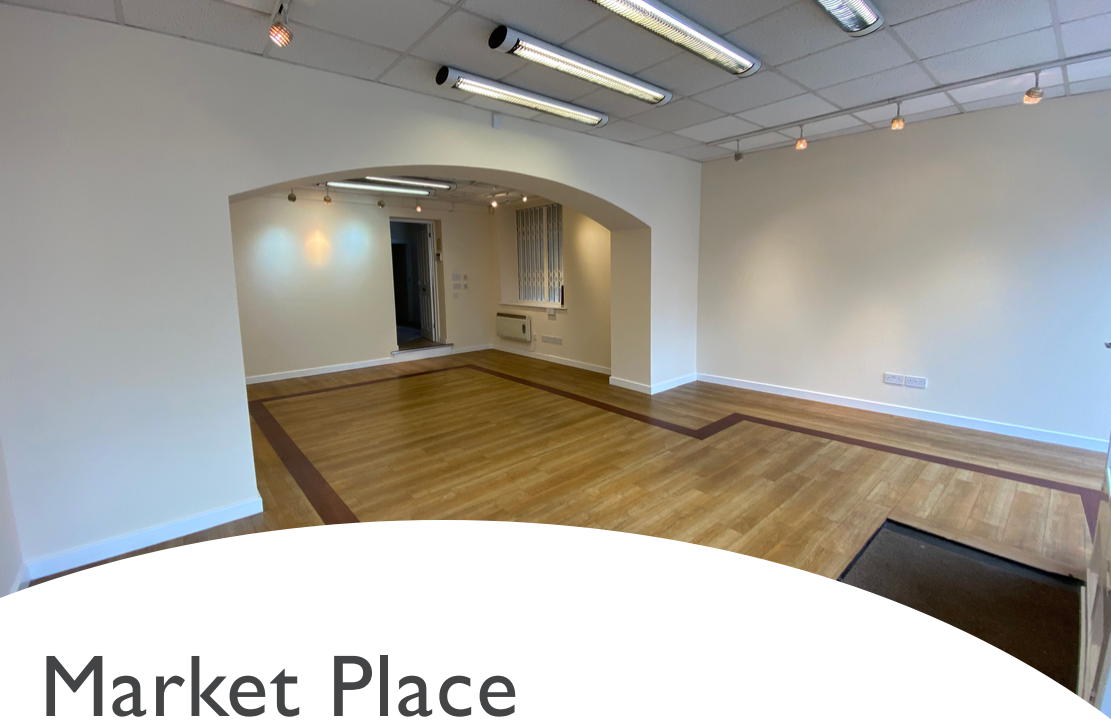


11 Market Place
Downham Market, PE38 9DF

£370,000

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Market Place

Downham Market, PE38 9DF

****Great Investment Opportunity**** A period Grade II listed shop and two apartments set over three story's located in the heart of Downham Market with views over the Market Square and down Bridge Street. The building was fully renovated approximately 20 years ago and includes a two bedroom duplex apartment 111 sq meters and a one bedroom apartment 48 sq meters which are currently let on assured shorthold tenancies and generate an income of £730 and £685 per calendar month. The shop which is 54 square meters has recently been let to a specialist bakery which has been a very successful new business and generates a further annual income of £11,500 with a lease expiring on 27.11.2028 and a break clause at 28.11.2026. The building has been well maintained inside and out and offers an attractive rental income.



Ground Floor Retail Unit

13' 0" x 17' 10" (3.96m x 5.44m) Front Retail Area
10' 0" x 15' 1" (3.05m x 4.60m) Mid Retail Area

Store Room

10' 0" x 15' 9" (3.05m x 4.80m)

Cloakroom

2' 0" x 4' 3" (0.61m x 1.30m) Wash hand basin. W.C.

Apartment A

Entrance Hall

4' 0" x 4' 8" (1.22m x 1.42m) Staircase to first floor.

Inner Hall

20' 0" x 6' 0" (6.10m x 1.83m) Storage cupboard.

Bedroom 2

13' 0" x 9' 8" (3.96m x 2.95m) Window

Bathroom

8' 0" x 7' 10" (2.44m x 2.39m) Window. Bath. W.C. Wash hand basin.

Living Room

10' 0" x 12' 2" (3.05m x 3.71m) Two Windows. Feature fireplace. Opening to Kitchen/Dining room

Kitchen/Dining Room

14' 0" x 12' 1" (4.27m x 3.68m) Window. Fitted with wall and base units with stainless steel sink and drainer. Space for washing machine. Oven. Hob. Extractor hood.

First Floor:

Bedroom 1

22' 0" x 9' 10" (6.71m x 3.00m) Two windows. Door to en-suite.

En-suite

6' 0" x 9' 7" (1.83m x 2.92m) Window. Shower cubicle. Wash hand basin. W.C.

Apartment B

Entrance Hall

4' 0" x 7' 7" (1.22m x 2.31m) Staircase to first floor. Storage cupboard.

Bedroom 1

10' 0" x 15' 0" (3.05m x 4.57m) Window

Bathroom

Bath. Wash hand basin. W.C.

Upper Floor

Kitchen/Dining/Living Room

19' 0" x 16' 2" (5.79m x 4.93m) Max. Fitted with a range of wall and base units incorporating stainless steel sink and drainer with mixer tap. Space for washing machine. Extractor hood. Hob. Spotlights.

Agents Note:

Details of the EPC available on request.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.