



Out Risbygate, Bury St. Edmunds

Sheridans



Out Risbygate, Bury St. Edmunds IP33 3RQ

Guide Price £1,200,000

An excellent investment opportunity to purchase this impressive red brick detached period property, in a fantastic location with easy access to the town centre and amenities. This freehold property was built in 1903 and has been professionally converted into five individual apartments, offering fantastic rental yields of circa 6.3% (minimum).

Each dwelling has a covered parking space within an attractive detached cart lodge, along with low maintenance landscaped communal garden offering outside space for residents. The property has been well maintained with various improvements over the years by the current owner, the extensive cellars which are currently used for storage also have the potential to be converted into a further 3 bed apartment (planning permission dependent). The property also benefits from double glazing, gas fired central heating and is offered CHAIN FREE.

Apartment 1: Ground floor one bed apartment (approx 700sqft) with accommodation comprising of an impressive entrance hall with original mosaic tiled flooring, open plan kitchen/living/dining room with well appointed kitchen and a bay window. The double bedroom offers a light and airy accommodation with a bay window. The modern bathroom has a P shaped bath with shower over and glass screen, a wash basin, a low level WC and large storage cupboard,.
Rent: £1,200pcm (rolling periodic)
EPC: D

Apartment 2: Ground floor two bed apartment (approx 727sqft) with accommodation comprising of an entrance hall with original mosaic tiled flooring, modern kitchen with plenty of storage, sitting room and two double bedrooms with a bay window in one of the bedrooms. The modern bathroom has a P shaped bath with shower over and a glass screen, a vanity wash basin with storage under and a low level WC.
Rent: £1,190pcm (Fixed term to 9 March 2026)
EPC: D

Apartment 3: First floor two bed apartment (approx 816sqft) with

accommodation comprising of an entrance hall with two large storage cupboards, sitting room, newly fitted kitchen and two double bedrooms with a bay window in one of the bedrooms. The updated shower room has a walk in shower with a glass screen, a vanity wash basin with storage under and a low level WC.

Rent: £1385pcm (Fixed to 28th August 2026)
EPC: C

Apartment 4: First floor two bed apartment (approx 589sqft) with accommodation comprising of an entrance hall with storage cupboard, sitting room, well appointed kitchen and two double bedrooms. Light and airy accommodation with a bay window featuring in the sitting room, kitchen and one of the bedrooms. The updated shower room has a walk in shower with a glass screen, a vanity wash basin with storage under and a low level WC.
Rent: £1,300pcm (rolling periodic)
EPC: C

Apartment 5: Second floor three bed apartment (approx 934sqft) with accommodation comprising of an entrance hall, sitting room, well appointed kitchen and three good sized bedrooms. The updated shower room has a walk in shower with a glass sliding door, a vanity wash basin with storage under and a low level WC. Accessible eaves storage in three rooms and the shower room.
Rent: £1,300pcm (rolling periodic)
EPC: D

Location:

The property is perfectly situated in a quiet area only 5-10 minutes walk from the historic town centre. It is close to well-regarded schools and sports facilities, and uniquely independent shops (as well as well known high street stores, and including a Waitrose supermarket just a short walk away), and the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'jewel in the crown of Suffolk'.

The building is close to everything that gives Bury its distinct reputation for bringing together the best of old and new, with its rich history and its broad

- CHAIN FREE
- Unique Investment Opportunity
- Cartlodge off road parking
- Town Location
- Potential Yield circa 6.3% minimum
- Gardens
- Period Features

range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday. The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and cafe culture of the town centre.

Services

Mains electricity, gas, drainage and water. Heating - Gas

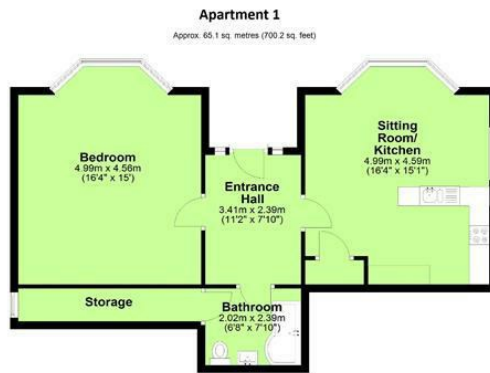
Council Tax: West Suffolk

Broadband speed: Up to 1800 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Please note: The property is sold freehold and the sale includes the freehold of leaseholds; the apartments within have 125y lease from 1st Sept 2009 with 109 years remaining.





Total area: approx. 65.1 sq. metres (700.2 sq. feet)



Total area: approx. 67.6 sq. metres (727.6 sq. feet)



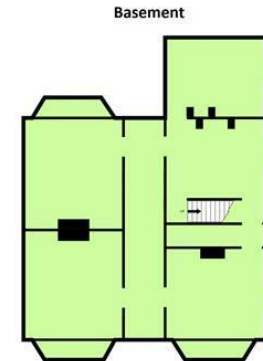
Total area: approx. 75.9 sq. metres (818.9 sq. feet)



Total area: approx. 54.8 sq. metres (589.4 sq. feet)



Total area: approx. 86.8 sq. metres (934.6 sq. feet)



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Sheridans Estate Agents

Bury St. Edmunds Office
19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Knightsbridge London Office
45 Pont Street,
London, SW1X 0BD
Tel: 020 7629 9966

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Registered in England No. 04461290
VAT Number: 794 915 778



Sheridans