

An exciting investment opportunity comprising a let shop and let first floor apartment with large garden in the desirable coastal town of Aldeburgh

Guide Price
£625,000 Freehold
Ref: C747(S)/JG

159 & 159a
High Street
Aldeburgh
Suffolk
IP15 5AN



An attractive mixed use investment situated on the desirable Aldeburgh High Street.

Ground floor shop producing £19,000pa. Recently renovated first-floor flat let at £11,100pa with potential owner-occupier or holiday letting opportunities. Large rear garden.

VAT-Free Investment Opportunity.

Contact Us



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Location

The premises occupies a prime location along the High Street in the very centre of the popular and highly regarded coastal town of Aldeburgh. The High Street offers an excellent range of local and national retailers including Crew Clothing, Joules, Collen & Clare, Quba & Co, O & C Butcher, Adnams, Fatface, L'Occitane and Sue Ryder, together with a Co-op supermarket, Prezzo, other fine restaurants, cafes and art galleries.

Description

The property comprises a terraced mixed use property, situated on Aldeburgh High Street. The accommodation comprises:-

	Sq.m	Sq.ft
159 High Street (Shop)	41	444
159a High Street (Flat)	90	970
	131	1408

On the ground floor is the commercial space which comprises an open-plan retail unit with retail frontage onto the High Street with small teapoint and wc to the rear. A shared entrance hallway, provides access to both the flat and also secondary access to the retail unit. The flat is split over both ground and first floor levels, with a spacious hallway, kitchen, breakfast room and wc on the ground floor. On the first floor is a landing, two double bedrooms, sitting room, cloakroom, bathroom and storage cupboard. A doorway provides access to a flat roof area which could be utilised as a terrace, subject to planning.

Externally, the property benefits from a large garden which is rare for such a central, town centre location. The garden slopes upwards towards The Terrace which provides a vantage point to look eastwards towards Aldeburgh Beach and the North Sea.

Tenancies

Shop - The property was leased to Harris and James (Aldeburgh) Limited in 2018 for a term of 11 years. The Tenant went into liquidation in 2024 and the guarantor of the lease has continued to occupy the property under the conditions of the former lease. A rent review was conducted in 2025 to increase the rent to £19,000pa. We understand the guarantor is open to taking a new lease in their name and draft heads of terms have been agreed.

Flat - The flat is let on an Assured Shorthold Tenancy (AST) for an initial term of 12 months at £925pcm, expiring 29th June 2026. Further details on request.

Services

We understand mains water, electricity, gas and foul drainage are connected to the properties.

Energy Performance Certificates (EPC)

Shop - B(35)

Flat - D(65)

Council Tax & Rateable Value

Shop - Rateable Value £17,250

Flat - Council Tax Band A.

Local Authority

East Suffolk Council.

Viewing

Strictly by appointment with Clarke and Simpson.





Floorplans - Indicative Only

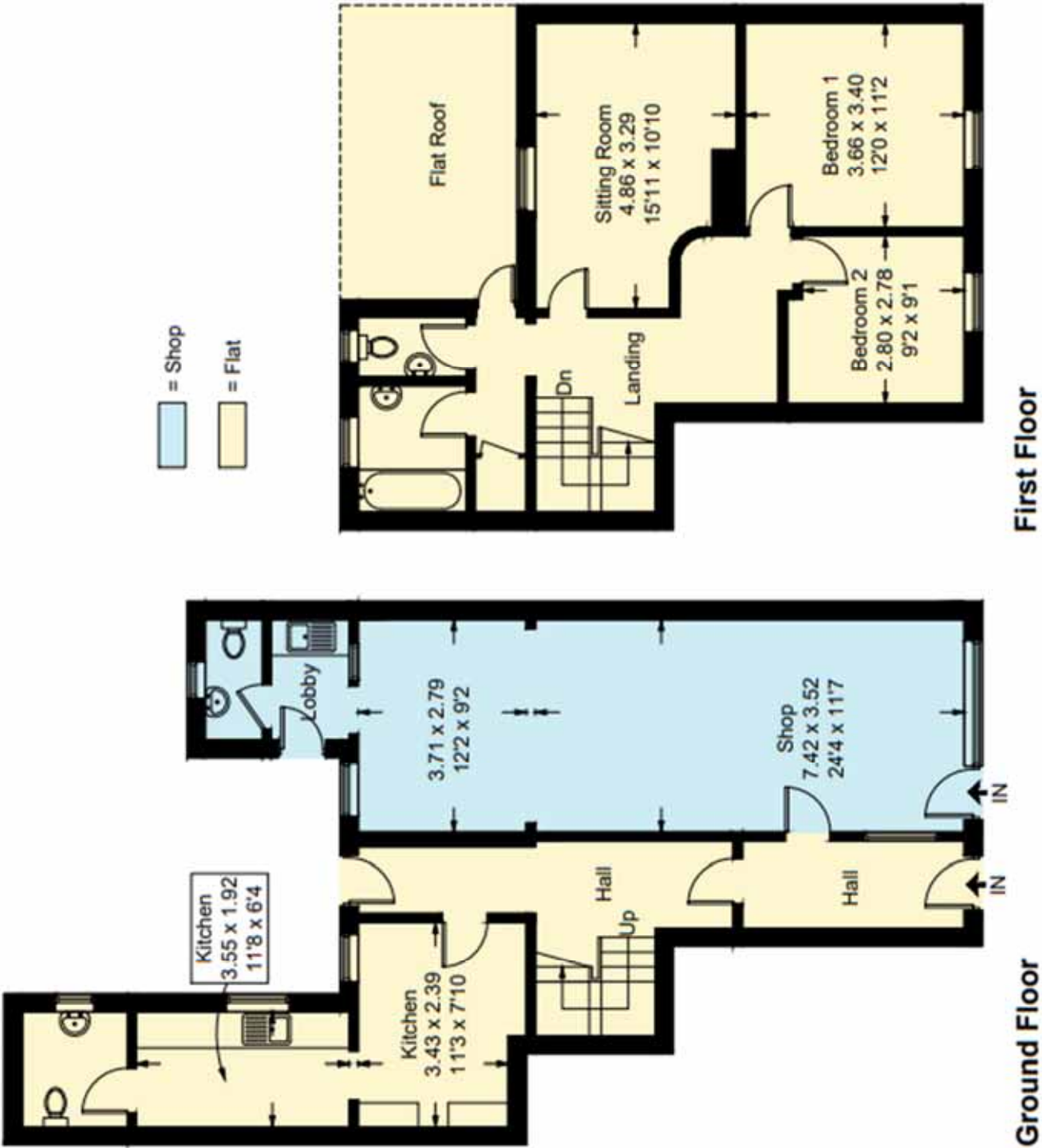
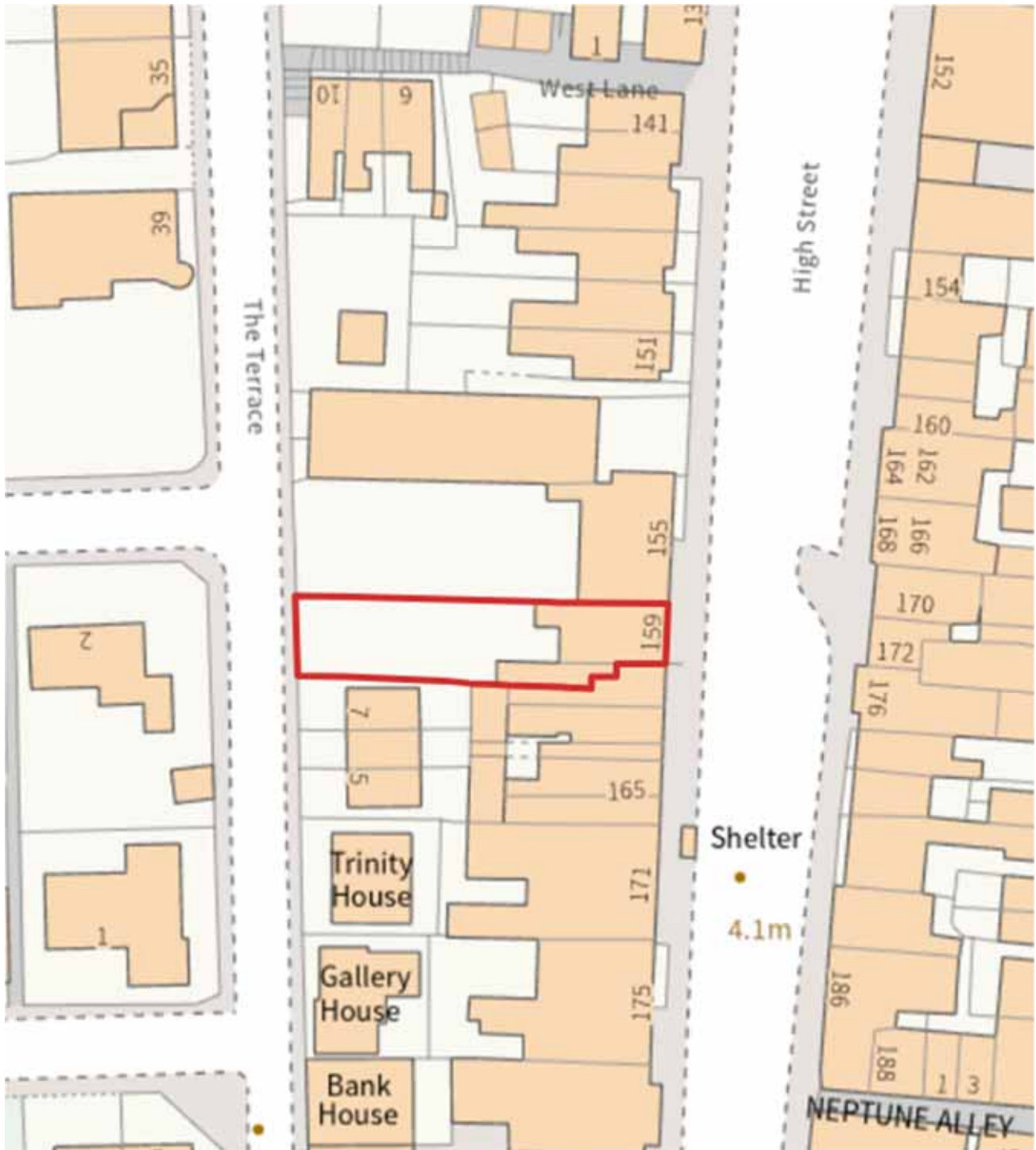


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1205181)



Site Plan - Indicative Only



NOTES

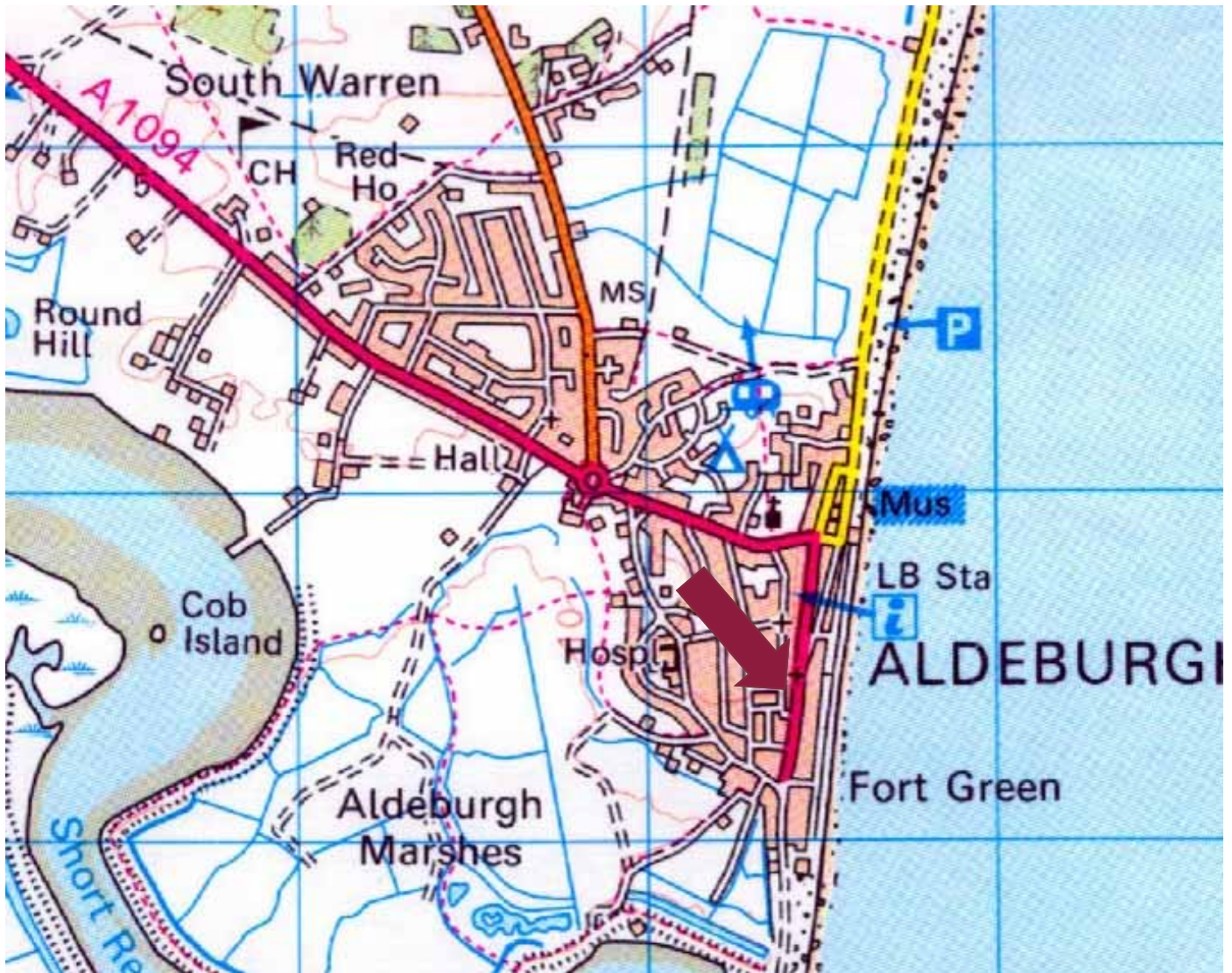
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

July 2025

Directions

On entering Aldeburgh on the A1094, proceed towards the town centre where you will find the High Street. Continue along the High Street, where you will find the property towards the middle of the town centre, on the right hand side.

For those using the What3Words app: [///soonest.cabbage.braved](https://www.what3words.com/#!/nearest/soonest.cabbage.braved)



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