

# The Old Library

**Bury St Edmunds, IP33 1BT**



**Attractive Flagship Multi Let Retail Investment**

**GCW.**



## Key Investment Criteria.

- Historic market town with an affluent and loyal retail catchment
- Flagship attractive building
- Prime location in the heart of the town
- Three well-configured units providing over 10,091 sq ft of floor space
- Non fashion, sustainable tenant line-up
- Attractive WAULT of 5.5 years to expiry
- Sofas & Stuff have a fixed rental increase in June 2026
- Grade II Listed building
- Long leasehold at 3.50% of rent receivable, 164 years unexpired

**£2,000,000**

reflecting

**7.47%**

rising to

**7.83%**

in June 2026

(Subject to contract and exclusive  
of VAT. Assuming standard purchasers  
costs of 6.28%)





## Bury St Edmunds

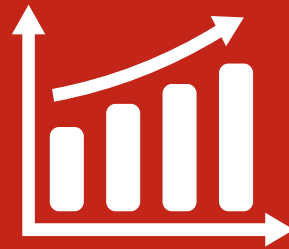


**OVER  
500,000  
VISITORS  
ANNUALLY**

**257,000**  
CATCHMENT POPULATION



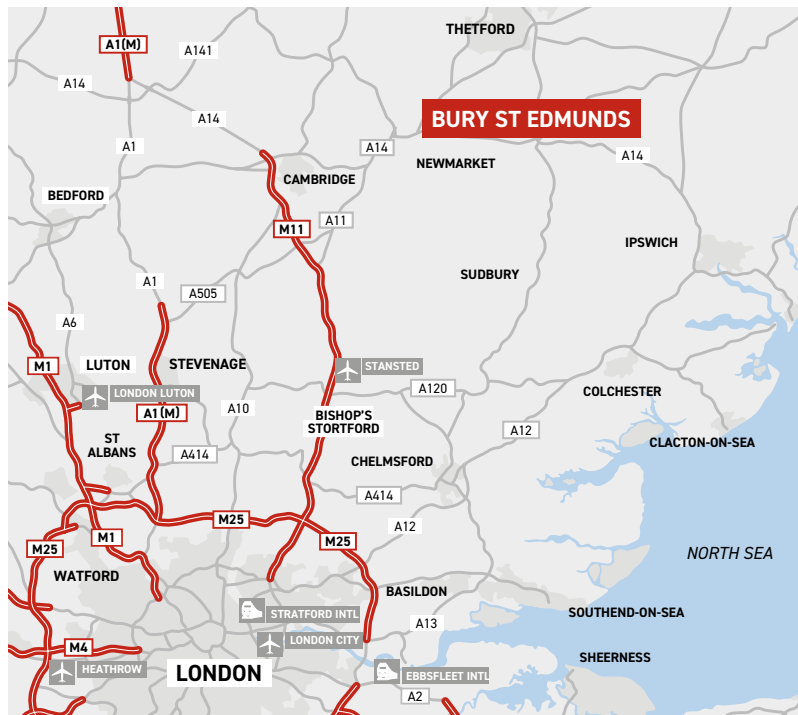
TOTAL  
VISITOR SPEND  
**INCREASED  
BY 13.30%**  
IN LAST 5 YEARS

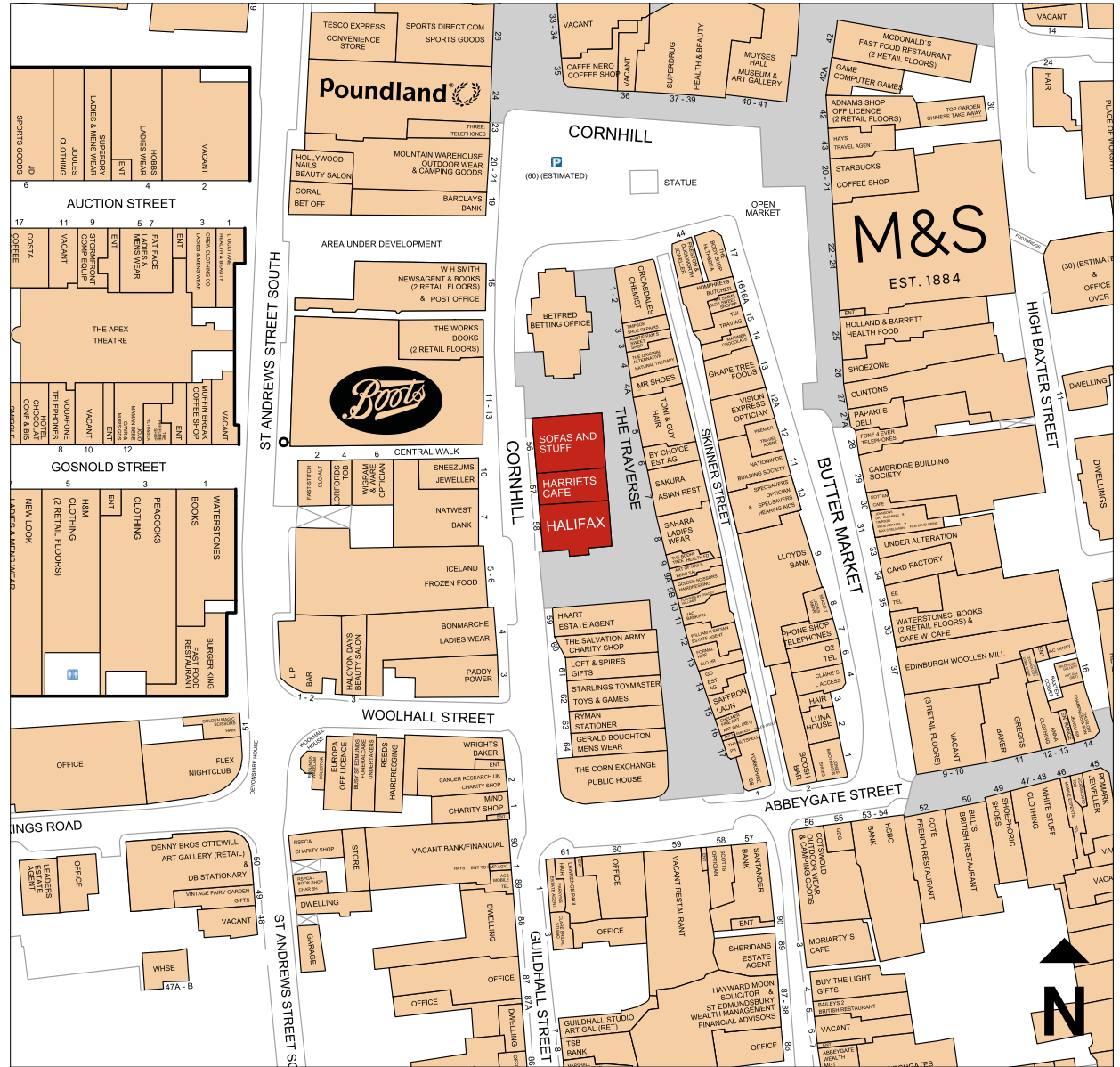


LOW  
UNEMPLOYMENT  
RATE OF  
**1.5%**

**£10M**  
INVESTMENT INTO  
HOTEL SECTOR

**56.50%**  
OF POPULATION  
IN **ABC1**  
SOCIAL  
DEMOGRAPHIC







# Tenancy & Accommodation

Address	Tenant	Lease Start	Lease Expiry	Next Review	Break	Passing Rent	Areas (sq ft)	EPC	Comments
Unit 1 The Old Library	Sofas & Stuff Limited	30/06/2021	29/06/2031	30/06/2026	30/06/2024	£50,000	Ground 2,103 First Sales 868 First Anc 868 <b>Total 3,839</b>	E-108	There is a fixed uplift to £60,000 on the 30/06/2026
Unit 2 The Old Library	Harriet's Café Tea Rooms Ltd	05/11/2016	04/11/2026	05/11/2021		£62,000	Ground 1,206 First Anc 1,051 <b>Total 3,995</b>	C-72	
Unit 3 The Old Library	Bank of Scotland PLC t/a Halifax	24/06/2020	23/06/2025			£52,500	Ground 1,733 First Sales 982 First Anc 787 <b>Total 3,995</b>	D-92	
Headrent						(£5,757.50)		3.5% of rent receivable	
<b>Total</b>						<b>£158,742.50</b>	<b>10,091</b>		





## Tenure

Leasehold. 200 years from 26th March 1986 (164 years unexpired) at 3.50% of the net rent receivable. The current net rent receivable is £5,757.50 per annum.

## VAT

This property is elected for VAT and as such it is anticipated that the sale will be treated by way of TOGC.

## Proposal

We are seeking offers in excess of **£2,000,000 (Two Million Pounds)**, reflecting a **net initial yield of 7.47% rising to 7.83% in June 2026**. Subject to contract and exclusive of VAT. Assuming standard purchasers costs of 6.28%.

## Contact Details

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