

**13-13a Queen Street****Haverhill, CB9 9DZ**

For Sale - Freehold part let mixed use investment

2,559 sq ft
(237.74 sq m)

- Ground Floor to be sold with vacant possession
- Self contained First Floor Flat let on an AST from February 2025 at £900 pcm
- Freehold available
- Located in Haverhill town centre

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Summary

Available Size	2,559 sq ft
Price	Offers in the region of £300,000
Rates Payable	£8,964 per annum based on 2026 valuation
Rateable Value	£20,750
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (56)

Description

The property comprises a three-storey block and brick building with a single storey extension to the retail area to the rear. There is a tiled pitched roof with dormer window inserts. The ground floor is to be sold with vacant possession and the first floor is a 2 bedroom flat leased to a private individual at £900 pcm.

The ground floor unit benefits from a timber shopfront with two full height single glazed display windows. Internally the shop comprises a largely open plan retail area to the front, with a fitting room. To the rear is the single storey extension comprising the rear storerooms, kitchen and WC's. The internal specification includes LED tube lighting, carpet tiled flooring and plastered and painted walls. The rear storage areas have a suspended grid tile ceiling with light inserts. The flat has been refurbished providing two bedrooms, bathroom, kitchen and living room. There's an internal stairwell to the second floor, comprising two further rooms. This could create additional bedrooms to the flat in the future. The flat features an Ideal Gas combi boiler, integrated electric oven and hob, and carpeted floors with vinyl to the kitchen and bathroom.

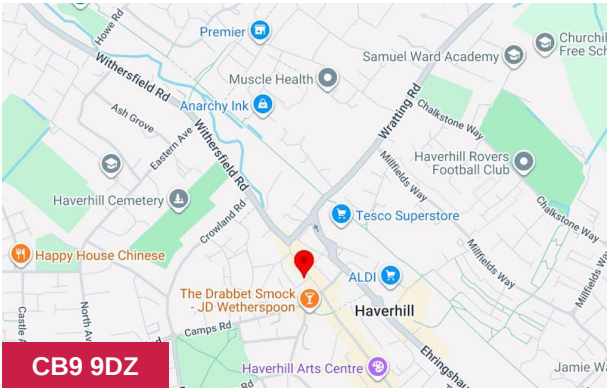
Location

The property is located on the north side of Queen Street, close to the junction with Swan Lane. It is located in one of the main trading areas of the town centre and is close to a variety of other users including hairdressers, restaurants, and professional service operators. Haverhill is a market town centrally located on the borders of Suffolk, Essex and Cambridgeshire. It is approximately 12 miles from the A11/M11 trunk road, 21 miles from Cambridge, 23 miles from Stansted Airport, 45 miles from the M25, 60 miles from Felixstowe and 63 miles from Greater London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,399	129.97	Available
1st	720	66.89	Available
2nd	440	40.88	Available
Total	2,559	237.74	



Viewing & Further Information

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