

# Balmforth

Estate Agents, Valuers & Letting Agents



## CAPPADOCIA

TURKISH MEZE & BAR



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01638 354 673

No.11

TURKISH RESTAURANT

11 High Street, Mildenhall, Bury St. Edmunds,  
Suffolk, IP28 7EQ

Asking Price £470,000

This prestigious High Street property benefits from a great position on the High Street and the current owners are selling the \*Freehold only\* with two long term tenants in place. The ground floor is occupied by Cappadocia who are a well established and highly regarded Turkish restaurant with around 70 covers operating both lunch times and evenings. The first floor has a four bedroom apartment extending to around 1,000 SqFt with long term tenants on an assured long term tenancy expiring October 2026.

With a annual income of £37,200 giving a gross yield of 8%.

The tenants are responsible for council tax, business rates and all utilities.

11 High Street (Ground Floor Shop)

The current tenants carry out a stylish and comprehensive refurbishment in 2023 they are currently paying a rent of £2,000 pcm equating to £24,000 pa. They are on a standard repairing lease of 15 years ending in 2033. There is also two parking spaces to the rear.

In more detail the accommodation comprises of:  
FLOORSPACE

KITCHEN

TOILETS

11a High Street (First Floor Flat)

The current rent of the flat is £1,100 pcm equating to £13,200 pa. The flat had a comprehensive

refurbishment in 2023/2024 and is in excellent condition. Free shopping parking nearby.

The flat is accessed by a staircase to the rear across a flat roof balcony.

In more detail the accommodation comprises of:  
HALLWAY

LOUNGE

Sash windows to front

KITCHEN / DINING ROOM

Range of wall and floor based units, sink, gas hob, integrated oven, space for fridge/freezer, sash windows to side

BATHROOM

Low level wc, wash basin, enclosed corner shower, frosted window to side

BEDROOM ONE

Sash windows to front

BEDROOM TWO

Sash windows to side

BEDROOM THREE

Sash windows to rear

BEDROOM FOUR

Sash windows to side

Tenure: Freehold

Heating: Gas central heating

Parking: Two spaces to rear for ground floor

Windows/doors: UPVC double glazing

AGENTS NOTE

1. The internal photos for Cappadocia are stock photos prior to the refurbishment
2. The EPC is 54C, but to reflect this on the EPC graph on the listing we have used 69C.

**Location**

The Market town of Mildenhall is rich in its history and culture and has been an established settlement since the Stone Age. Today Mildenhall is known nationally for the nearby USAF air base and its unique Roman Silverware Collection which is known as "Mildenhall Treasure". Centred around an historical marketplace offering a good range of shopping, education, and leisure services together with many local places of historical interest. Approximately two miles from the A11 five ways roundabout which gives access to Thetford (12 Miles) and Norwich to the Northeast and Newmarket (10 miles) and London to the South and Southwest. Other towns within travelling distance are Brandon to the Northeast and Bury St Edmunds to the southeast via the A1101. Mildenhall also enjoys its modern 'hub' facilities with swimming pool, library and medical facilities.

**Viewing**

By appointment through

Balmforth Estate Agents, Valuers & Lettings Agents

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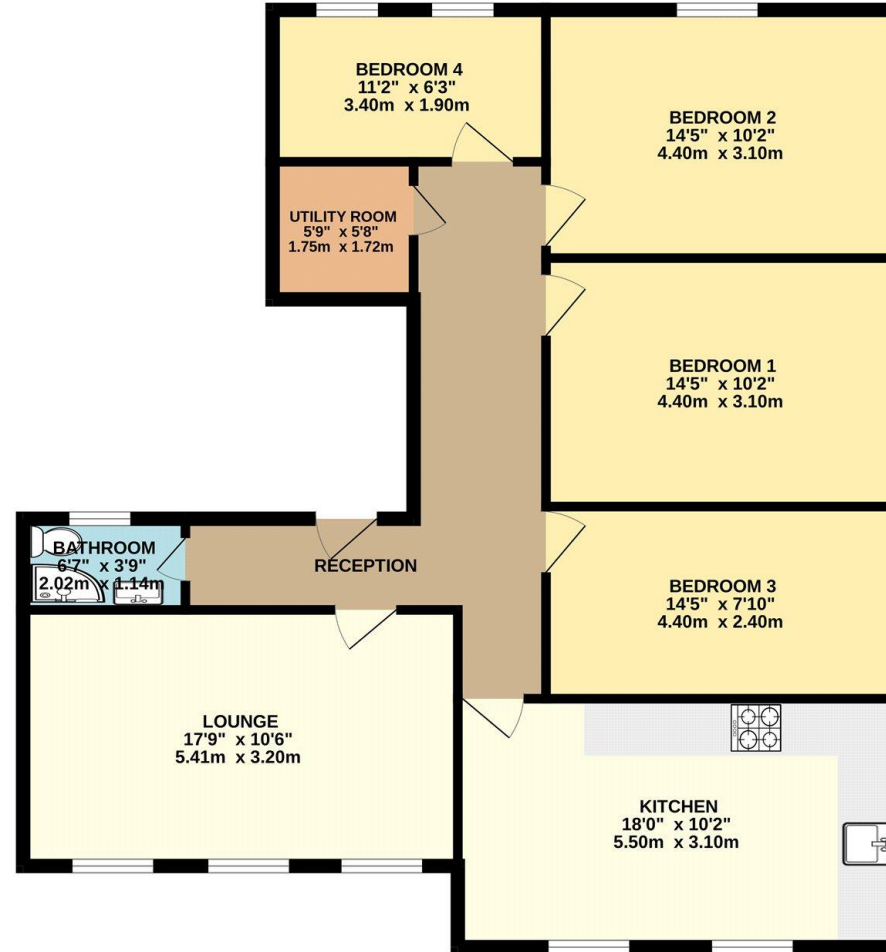


# Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ



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GROUND FLOOR  
1050 sq.ft. (97.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	69 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1050 sq.ft. (97.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 – <http://bit.ly/sW9JS5>