



Chantry Hotel, 8 Sparhawk Street, Bury St Edmunds, IP33 1RY

[bedfords.co.uk](http://bedfords.co.uk)

**Bedfords**

ESTABLISHED 1966

---

**Chantry Hotel**  
**8 Sparhawk Street**  
**Bury St Edmunds**  
**Suffolk IP33 1RY**

**A most profitable town centre hotel in the heart of the medieval grid  
between the historic Theatre Royal and Cathedral**

- *Cambridge – 30 miles*
- *Newmarket Racecourse – 17 miles*
- *Stansted Airport – 49 miles*
- *Aldeburgh – 44 miles*

**Guide: £1,750,000**

Bury St Edmunds is a jewel in the East Anglia tourist crown. a unique historic gem with a rich fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market. Bury St Edmunds is under two hours from London and very convenient for Cambridge, Ipswich and Norwich.

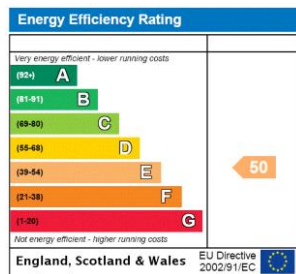
The Chantry Hotel is a landmark hotel just a short walk from the town's many leisure attractions from the aforementioned cathedral, listed Georgian theatre, The Apex venue and Abbey Gardens. Bury is also well-placed for quick access to Cambridge, racing at Newmarket, and the Suffolk and Norfolk coasts. The Chantry Hotel has been a fixture in the town for almost 40 Years with a well-earned reputation. It is now offered for sale as a going concern providing excellent profits, whether as a managed business or self-operated. The current self-managed Net profits are in excess of £200,000 PA (full details by appointment).

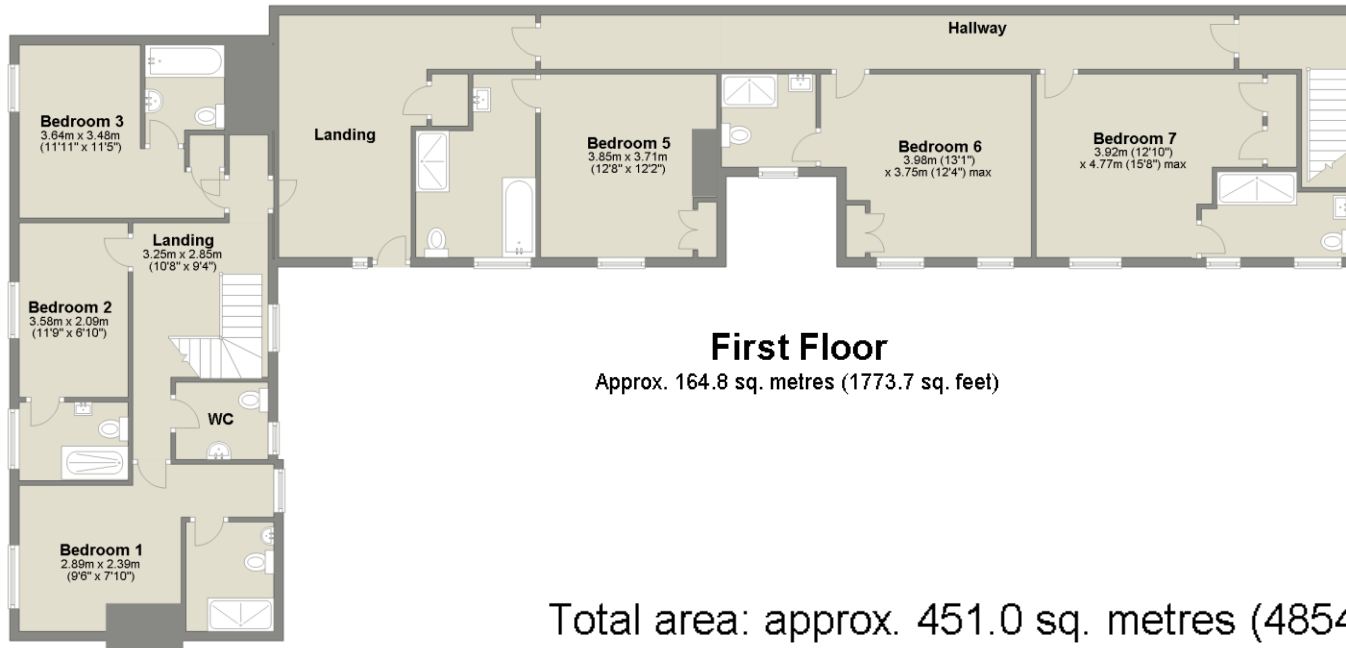
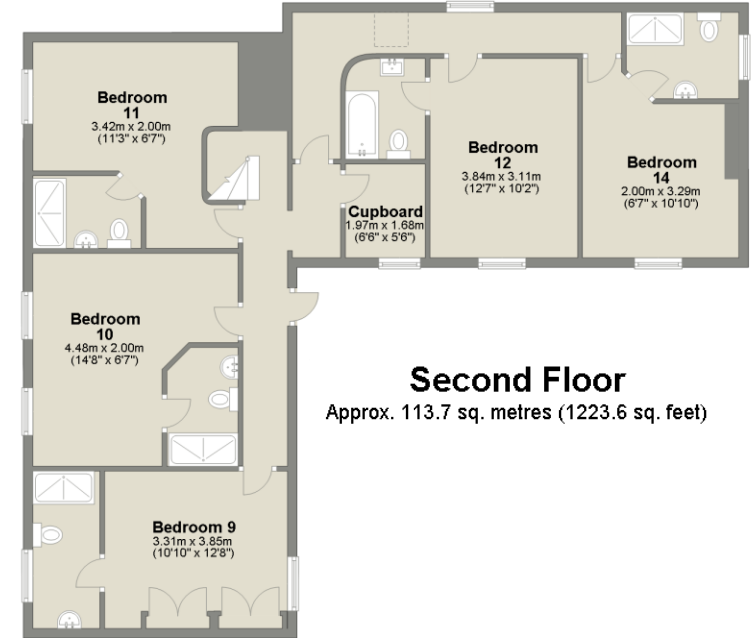
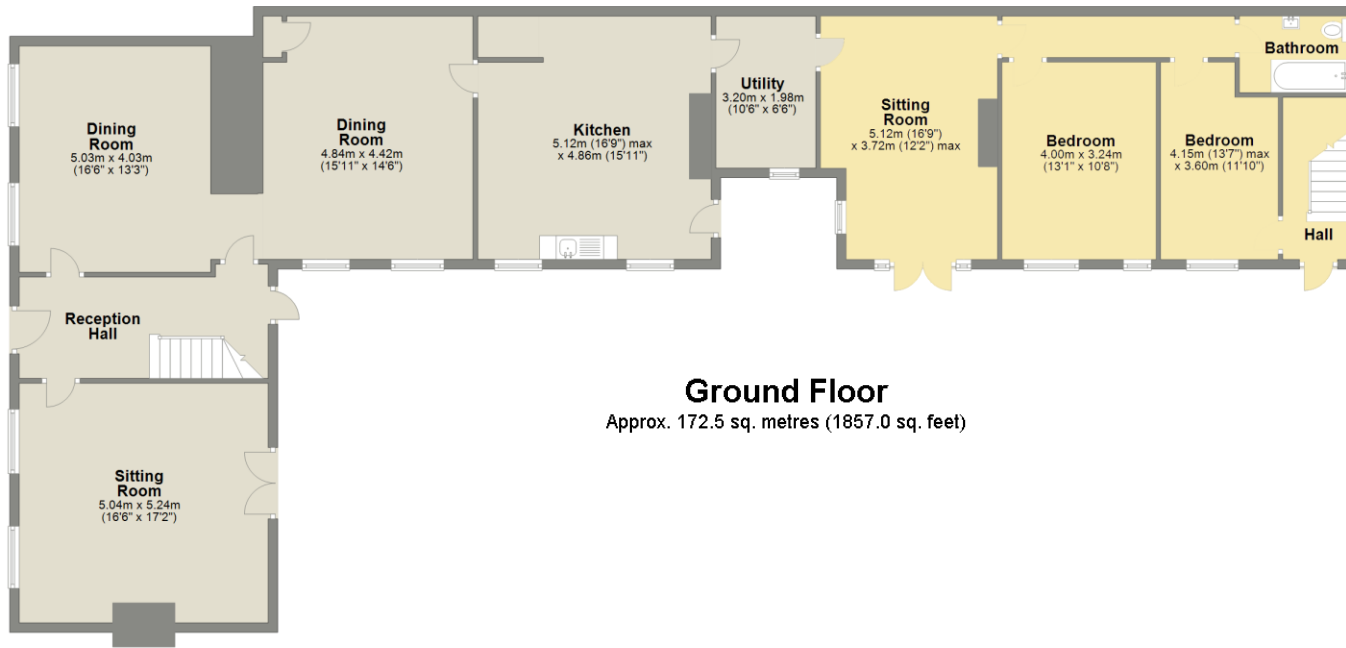
The Chantry Hotel is Grade II Listed former town house that with the clever use of domestic utilities and appliances means maintenance and repairs require only domestic supplies and conversion back



to residential could easily be achieved, subject of course to planning consent. Currently it provides three good reception rooms, eleven en suite bedrooms and an adjoining two storey 16<sup>th</sup> Century cottage, with three further en suite bedrooms. In addition to the guest accommodation, there are two ground-floor staff bedrooms and a bathroom. The Chantry Hotel has its own private driveway to a walled courtyard that provides approximately 14 private parking for residents.

- Commercial fire detection system
- 14-16 bedrooms
- 15 bathrooms
- 14 parking spaces
- Fixtures and fittings available by negotiation
- Self-closing fire doors
- Two escape routes from each principal bedroom
- Exterior fire escape
- Three new Valliant gas boilers (Jan 2022)
- Water softener
- Full fibre WIFI
- Grade II listed
- Conservation area
- Current net profits £200,000 Plus





**Total area: approx. 451.0 sq. metres (4854.3 sq. feet)**

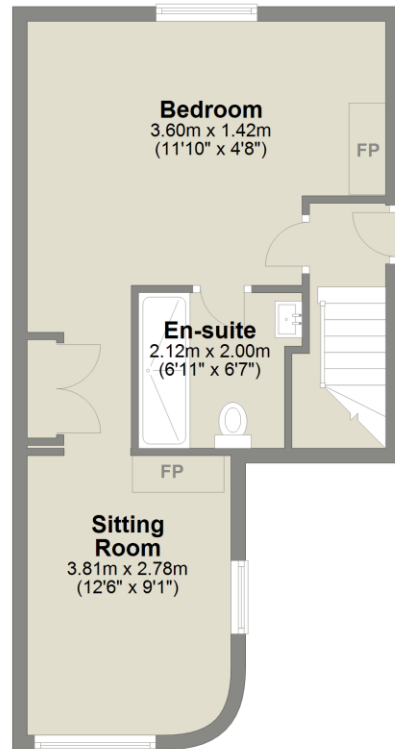
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to thier operability or efficiency can be given.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

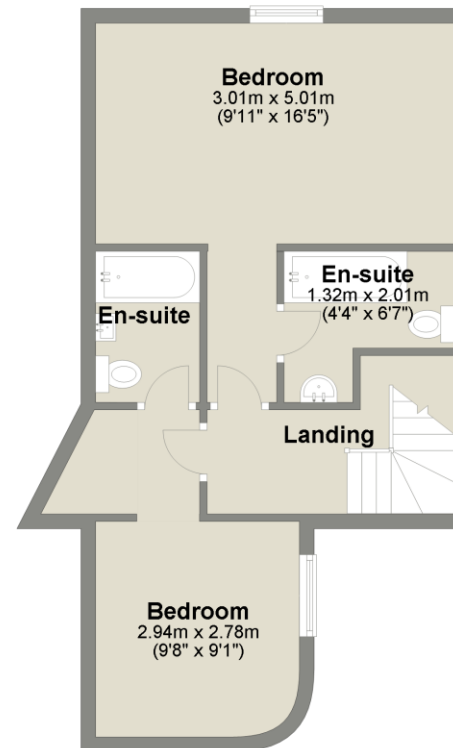
### Ground Floor

Approx. 38.9 sq. metres (418.7 sq. feet)



### First Floor

Approx. 41.0 sq. metres (441.6 sq. feet)



Total area: approx. 79.9 sq. metres (860.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.



# Bedfords

ESTABLISHED 1966

15 Guildhall Street, Bury St Edmunds IP33 1QD | 01284 769 999 | BEDFORDS.CO.UK

50 m 100 m

© Crown Copyright and database rights 2022 OS 100060020

Tuns Lane

St Mary's Church

South Gate (site of)

Old Shire Hall (Law Courts (dis))

St Margarets

The Registry

Coach House

Crankles Corner

Shire Hall

Hotel

Manor House

Suffolk Record Office

El Sub Sta

Brewsters

Hotel

Spinnaker House

The Coach House

Brewery

Tanks

Brewery

House of Abbot Reeve (site of)

ST MARY'S SQUARE

PRUSSIA LANE

WESTGATE STREET

14 13 15 36 13 15 16 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

26 27

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

Theatre Royal

Depot