

Lot 3, Drummond Court, Mill Road South, Bury St. Edmunds, IP33 3NN

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Specialist Care Investment

- Entirely Let to Royal Mencap Society until 2035 (No breaks)
- Annual CPI linked rent reviews, 1% and 4% cap and collar
- Tenant option to renew for a further 20 years (3)
- Comprises six self contained buildings with 28 individual suites
- Total floor area of 1,032.99 sq. m. (11,119 sq. ft.)
- Site area of 0.39 Ha (0.96 Acres)
- Future residential development potential (subject to consents)
- VAT-free investment

Lot

3

Auction

29th October 2026

Rent

£205,115 per Annum Exclusive

Status

Available

Sector

Assisted Living

Auction Venue

Live Streamed Auction

On Behalf Of A Major Fund

Location

Miles

29 miles east of Cambridge, 42 miles south-west of Norwich, 85 miles north-east of London

Roads

A14, A134, A143

Rail

Bury St. Edmunds Railway Station

Air

London Stanstead Airport

Situation

The property is situated on Mill Road South, close to its junction with Hospital Road, approximately 800 meters from Bury St. Edmunds town centre. The immediate surrounding area is predominantly residential, whilst local amenities are within close proximity.

Tenure

Freehold.

EPC

Band C.

Description

The property comprises a purpose built care home arranged as six self-contained buildings and currently provides 28 single bedroom suites.

VAT

VAT is not applicable to this lot.

Completion Period

6 week completion.

DISCLAIMER

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Tenancy & Accommodation

Unit	Bedrooms	Use	Floor Areas Approx sq. m.	Floor Areas Approx sq. ft.	Tenant	Term	Rent p.a.x.	Rent Review
The Lodge Rose Hill Willows Honeysuckle Harmony Bluebell	3 Beds 4 Beds 6 Beds 1 Bed 8 Beds 9 Beds	Registered Care Registered Care Registered Care Supported Living Registered Care Registered Care (1)	-	-	ROYAL MENCAP SOCIETY (2)	11 years from 05/02/2024 until 28/02/2035 (3)	£205,115	05/02/2027 and annually thereafter to CPI (1% minimum and 4% maximum compounded annually)
Total			1,032.99	(11,119)			£205,115	

(1) The unit holds one sleeper room for staff which is paid for by Suffolk Council.
 (2) Royal Mencap Society is a registered charity established in 1946, which supports vulnerable adults and individuals with learning disabilities across the UK. The charity operates a total of 582 care settings including 33 registered care homes and 82 domiciliary care services across the UK and offers a range of health and social care services including supported living, residential care, community support, advocacy and employment services. For the year ending 31/03/2025, Royal Mencap Society reported Revenue of £244,357,000, Pre-Tax Profits of £9,237,000 and Net Assets of £48,393,000 (Source: Royal Mencap Society Annual Review as published at Companies House on 14/09/2026) (<https://www.cqc.org.uk/location/1-127957747/contact>).
 (3) The tenant can request a new lease of the whole Premises for a further term of 20 years starting the day after the current term expires. To exercise it, the tenant must give the landlord written notice at least 24 months before expiry of the term (so by around 28 February 2033), and must have paid all rent due up to the expiry date. The new lease is at a rent equal to the Principal Yearly Rent payable immediately before expiry.

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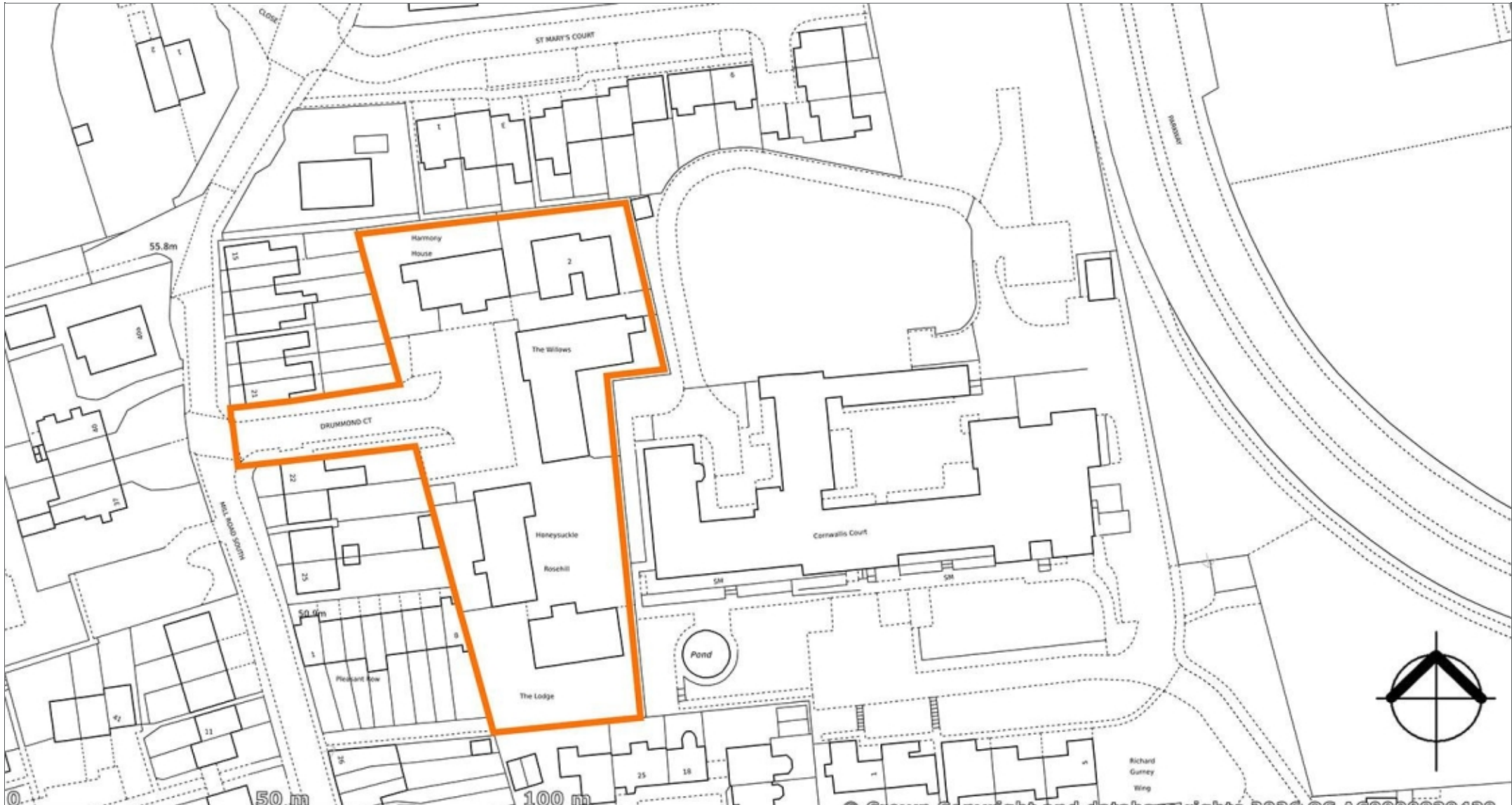
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2026