



STOWMARKET – GIPPING WAY/ UNION STREET WEST, IP14 1RA

SHOP TO LET



- UNIT 1B: 3,862 SQ. FT. (359 SQ. M.)
- TOWN CENTRE
- BETWEEN  PUREGYM AND 
- FRONTING 80 SPACE CAR PARK
- ADDITIONAL 100 CAR PARKING SPACES CLOSE BY

Fenn
Wright.



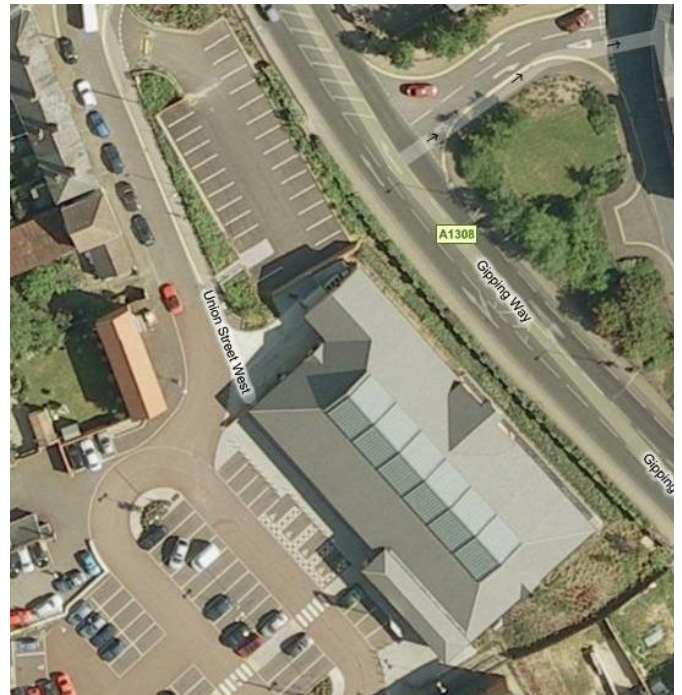
LOCATION

Stowmarket is a busy, fast growing market town with a resident population of approximately 20,000 people although serving a much larger catchment population. The premises occupy an elevated position on Gipping Way (A1308) close to its junction with Station Road, immediately to the northeast of the town centre. The town boasts an array of major retailers with Aldi, Argos, Asda, B&M, Boots, Peacocks and Superdrug located close by.

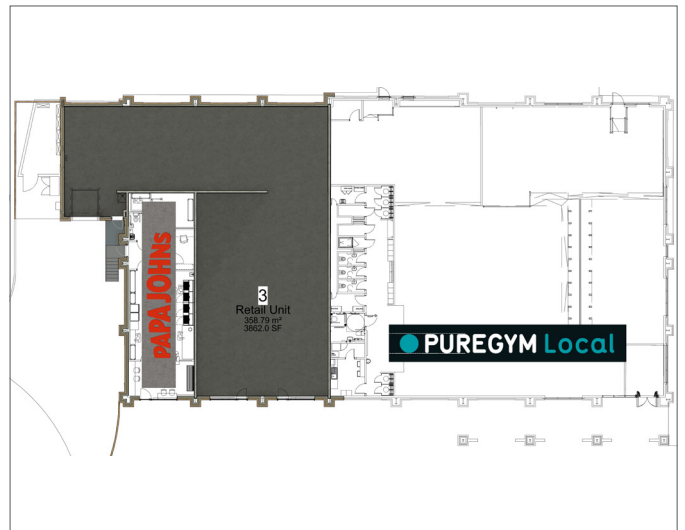
The property fronts onto a public car park, accessed via Union Street West which leads directly off Gipping Way (A1308) and providing 80 spaces, with two further adjoining car parks providing at least another 100 spaces.

DESCRIPTION

The property comprises a newly formed self-contained retail unit within a larger building, other occupiers including Pure Gym and Papa Johns. The landlord is applying for planning permission for the installation of a new shop front and twin entrances. The premises benefit from a dedicated loading bay and shared service yard. New WC facilities and fitting out will be required.



All CGI's shown are illustrative only



ACCOMODATION

The premises provide a gross internal floor area of 3,862 sq. ft. (358.79 sq. m.), a built depth of 24.2 metres and a maximum width of 22.1 metres reducing to 11.0 metres.

BUSINESS RATES

To be assessed.

TERMS

The premises are available on a new full repairing and insuring business lease at an initial rent of £59,000 per annum. The rent will be subject to VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs

EPC RATING

The property has an Energy Performance Asset Rating of B (40).

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the joint sole agents:

Fenn Wright

Fenn Wright 01473 232 701
Contact: Alistair Mitchell
agm@fennwright.co.uk



01223 755110

MP Real Estate 01223 755110
Contact: Neil Perrin
nperrin@mprealestate.co.uk

Disclaimer The accuracy of any description, dimensions, references to condition, necessary permissions, for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact and must satisfy themselves as to their accuracy. Neither the letting agent nor their clients nor any of their employees or representatives has any authority to make or give representation or warranty or enter into any contract what ever in relation to the property. February 2023