

Birchall Steel Consultant Surveyors

MODERN LOCK UP SHOP UNIT IN A BUSY TRADING POSITION CLOSE TO THE TOWN CENTRE



INTERNAL WIDTH 15'9"
BUILT DEPTH 43'6"
EXISTING SALES AREA 527 SQ. FT.
POTENTIAL SALES AREA 683 SQ. FT.
ON SITE PARKING SPACE
100% SMALL BUSINESS RATE RELIEF AVAILABLE

48 Ipswich Street
Stowmarket
Suffolk
IP14 1AD

TO LET ON A NEW LEASE

Rent £15,000 per annum exclusive.

Old Bakery Mews
6 King Street
Sudbury
Suffolk CO10 2EB

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LOCATION

The premises are located in the centre of a modern parade of shops where other occupiers include Domino's and Abbots. Multiple retailers close by include Boots, Greggs, Holland and Barrett and QD Stores. Shopper's car parks are close by and the main line railway station is about one mile away.

Stowmarket is a busy market town which has seen significant growth in all sectors in recent years. The most recent census suggests a resident population of around 21,500 but this will grow on completion of various new housing developments. The town has also seen major expansion in the employment sector most notably the new 1.2 million square feet distribution centre to be operated by The Range which is expected to create around 1,600 new jobs.

Stowmarket is conveniently located both on the main Norwich to London railway line and A14 trunk road linking the Midlands and the port of Felixstowe and is about thirteen miles west of Ipswich and fifteen miles east of Bury St Edmunds.

DESCRIPTION

The property comprises a purpose built lock up shop unit in a parade constructed in the early 1970's and constructed predominantly of brick under a flat roof with felt covering which has been recently renewed. The shop provides a regular and unobstructed sales area although the previous tenants created a stock room at the rear by means of a lightweight partition which could readily be removed if required. The property has an aluminium shop front and there is a rear service yard where the property will have a single allocated car parking space.

The shop provides the following accommodation but please note all dimensions and areas are approximate: -

Internal Width: 15'9"

Shop Depth: 43'3"

Currently the space has been sub-divided to create a main sales area 33'4" x 15'9" providing 527 sq. ft.

Rear Stock Room: 15'9" x 9'10" providing 156 sq. ft.

At the rear is a small staff room with stainless steel sink unit adjacent to which is a cloakroom with wc and wash basin. There is a lean-to store 9'4" x 4'9" providing 44 sq. ft.

SERVICES

Main water, electricity and drainage are connected.

RATES

The rateable value is £10,500. The multiplier for the current year is 49.9p.

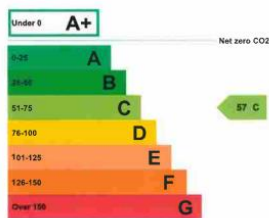
As the rateable value is less than £12,000 qualifying occupiers will be entitled to 100% Small Business Rate Relief so no business rates would be payable.

EPC

The premises has a current EPC rating of 'C'.

Energy rating and score

This property's energy rating is C.



TERMS

The property is available To Let on a new lease on full repairing and insuring terms for a minimum term of three years.

RENT

£15,000 per annum exclusive.

VAT

The building is elected for VAT so VAT will be payable on the rent.

VIEWING

Viewing strictly by prior appointment with the sole agent:

Birchall Steel Ltd: 01787 883888