

# Birchall Steel Consultant Surveyors

## ATTRACTIVE FREEHOLD PREMISES SUITABLE FOR OWNER OCCUPATION OR INVESTMENT

CENTRAL TOWN LOCATION IN MARKET PLACE



**GROUND FLOOR CAFÉ & WINE BAR 465 sq ft**  
**FIRST FLOOR CAFÉ & STORAGE WITH POTENTIAL FOR  
RESIDENTIAL USE STP**  
**EXTERNAL KITCHEN & STORE 363 sq ft**  
**COURTYARD GARDEN**

4 Market Place  
Stowmarket  
IP14 1DP

**PRICE £210,000 Freehold**

Old Bakery Mews  
6 King Street  
Sudbury  
Suffolk CO10 2EB

01787 883888  
Office@birchallsteel.co.uk  
www.birchallsteel.co.uk



**Services:** Mains water, electricity and gas are connected.

**Rates:** Rateable Value - £12,750  
Multiplier for the current year 49.9p

**Terms:** The premises are available For Sale at the asking price of £210,000 for the freehold with vacant possession.

**Viewing:** By confirmed prior appointment with Birchall Steel Ltd – 01787 883888

**EPC:** **Rating C** valid until May 2029  
Certificate no. 9409-3095-0513-0500-4295

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