

Birchall Steel Consultant Surveyors

ATTRACTIVE PREMISES FOR SALE SUITABLE FOR OWNER OCCUPATION OR AVAILABLE TO LET CENTRAL TOWN LOCATION IN MARKET PLACE



GROUND FLOOR 465 sq ft
FIRST FLOOR POTENTIAL FOR RESIDENTIAL USE STP
KITCHEN & STORE 363 sq ft
COURTYARD GARDEN

4 Market Place
Stowmarket
IP14 1DP

PRICE £210,000 Freehold OR
RENT £15,000 per annum exclusive

Old Bakery Mews
6 King Street
Sudbury
Suffolk CO10 2EB

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Location

The premises occupy a prominent location in the centre of the market town of Stowmarket. Nearby occupiers include a selection of independent retailers in addition to, Superdrug, QD, Peacocks, and Subway. The towns visitor car parks are all easily accessible to Market Place.

Stowmarket is situated on the busy A14 trunk road between Bury St Edmunds (15 miles) to the west and Ipswich (12 miles) to the southeast. The town is on the main railway line between London and Norwich. Stowmarket has a population of around 21,000 which is likely to increase dramatically due to the residential developments currently underway.

Description

The premises comprise of an attractive Grade II Listed mid-18th century property of timber-frame construction with plaster and colourwash finish, under a slate roof.

A café/winebar previously occupied the premises and due to a change of personal circumstances the business closed in June 2024.

4 Market Place presents an ideal opportunity for an owner occupier to either continue the former use within the food industry (remaining fixtures and fittings could be available by separate negotiation) alternatively, the versatile accommodation lends itself to a variety of other retail uses. The first floor has **potential for residential conversion, subject to planning.**

Please note that the following dimensions and areas are approximate:

Cafe Area: Depth 32'
 Width 17' narrowing to 14' providing 465 sq ft
 Incorporated within the above measurements and located towards the rear of the café area is a preparation worktop and serving counter. Door to courtyard.

Useful Cellar

First Floor

Room 1: 12' x 12'

Room 2: 14'6" x 15'

Office: average of 6' x 9'5"

NIA of above is approximately 845 sq ft

Rear door from the café seating area leads to the **WALLED COURTYARD GARDEN**, with further seating available and gate providing rear pedestrian access.

Kitchen: 13' x 13' narrowing to 10'6"
 (Access gained via the courtyard)

Rear Storeroom: 12' x 15'6"

Ladies & Gents Cloakroom

GIA: Around 1,200 sq ft

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.**

Rent: The premises are also available to Let on a new lease at £15,000 per annum exclusive, terms to be agreed.

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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