

Birchall Steel Consultant Surveyors

**ATTRACTIVE PREMISES
FOR SALE SUITABLE FOR OWNER OCCUPATION
OR AVAILABLE TO LET
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 WITH REAR PEDESTRIAN ACCESS**

4 Market Place
Stowmarket
IP14 1DP

**PRICE £210,000 Freehold
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. Langams Café and Wine Bar occupied the premises since 2019 and due to a change of personal circumstances the café closed in June 2024.

4 Market Place presents an ideal opportunity for an owner occupier to either continue the current use within the food industry (existing 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 with vacant possession.

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

332.4



Lay out only - not to scale



- Legend
- Table
 - Chair
 - Bar
 - Espresso Machine
 - Grinder
 - Water Dispenser
 - Washing Machine
 - Refrigerator
 - Freezer
 - Storage
 - Staircase
 - Door
 - Window



LANGAMS COFFEE SHOP
4 MARKET PLACE
STOWMARKET, IP14 1DP