

01284 702655

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OFFICE INVESTMENT – FOR SALE

BUSINESSES UNAFFECTED

Eddisons

Incorporating Barker Storey Matthews



STEVENS HOUSE, 17 STATION ROAD WEST,
STOWMARKET, SUFFOLK IP14 1EF

PRICE: £450,000 exclusive

Size: 559.49sqm (6,022sqft) NIA

- Modern converted building
- Suitable for offices/training uses
- Prominent location
- Close to the town centre

LOCATION

Stowmarket is a popular market town in the Mid Suffolk area along the A14 which provides excellent access to both Ipswich approximately 15 miles, Bury St Edmunds approximately 16 miles and Cambridge. The offices are located on Station Road West, within walking distance of the town centre, public car parks and railway station which benefits from a direct line into London Liverpool Street.

DESCRIPTION

Modern multi-let office building located close to the town centre, public car parks and rail links. Suitable for B1 office use or D1 training. There are a total of 9 suites across the whole building plus a ground floor lobby with reception desk (currently unattended). The building benefits from a passenger lift, WCs on each floor and kitchens on first and second floors. The general specification of most suites is carpet tiles, suspended ceilings, Cat 2 lighting and perimeter trunking. A tenancy schedule is provided overleaf.

SERVICES

Mains electricity gas and water are available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. No warranty can be given in respect of the condition or working order of services, fixtures and fittings.

ACCOMMODATION

G1	28.78sqm	310sqft
G2	49.61sqm	534sqft
G3	90.32sqm	972sqft
F1	58.11sqm	625sqft
F2	49.61sqm	534sqft
F3	87.6sqm	943sqft
S1	59sqm	635sqft
S2	48.86sqm	526sqft
S3	87.6sqm	943sqft
Total:	559.49sqm	6,022sqft

All measurements are approximate prepared on a net internal area basis. IPMS areas are available on request.

BUSINESS RATES

For the year commencing 1 April 2024, rates will normally be charged at 54.6p in the pound over £51,000 RV and 49.9p under £51,000 RV. However, the amount may be affected by transitional adjustments or small business rates relief and could be higher or lower - interested parties are advised to check with the local Council. Where the RV falls below £12,000, we can

confirm that there should be no rates payable during 2023/24 for a UK registered business for which this will be its only occupied commercial premises.

PRICE

The freehold of the property is available subject to the existing tenancies at a guide price of £450,000 exclusive. We understand the property is elected for VAT.

LEGAL COSTS

Each party to bear their own legal costs. The purchaser is to provide an undertaking in respect of the vendor's abortive costs should they withdraw from negotiations once solicitors have been instructed.

SERVICE CHARGE

A service charge is currently levied in respect of a contribution towards upkeep of common areas, utilities and insurance. The current service charge rate is £3.60 per sq. ft. Further details available from the agents.

EPC

The property has an EPC of C (70). A copy of the EPC is available on our website.

PLANNING

The premises have consent for class E (formerly B1 & D1) uses however interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use of the premises by contacting the Local Planning Authority.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Barker Storey Matthews
Unit 12 Forbes Business Centre
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Contact: Steven Mudd or Simon Burton
steven.mudd@eddisons.com or simon.burton@eddisons.com
(01284) 702655

Ref: 114853 240229

For more information, visit [eddisons.com](https://www.eddisons.com)
T: 01284 702655

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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Space	Tenant	Lease Start	Lease End	Passing Rent (PA)	ERV	Break date	Inside 1954 Act	Comments
G1	Vacant				£3,100	N/A	N/A	Tenant vacated 28/02/2024
G2	Vacant				£5,340	N/A	N/A	Tenant vacated 28/02/2024
G3	Technical Retail Services Ltd	11/10/2021	10/10/2026	£9,000	£9,720	N/A	No	Tenant has been in occupation since 2016.
F1	Home-Start	21/06/2021	20/06/2027	£6,500	£6,250	20/06/2023	No	Break not exercised.
F2	Home-Start	21/06/2021	20/06/2027	£6,500	£5,340	20/06/2023	No	Break not exercised.
F3	Vacant				£9,430		N/A	
S1	Vacant				£6,350		N/A	
S2	Vacant				£5,260		N/A	
S3	Turquoise Collection	01/02/2023	31/01/2026	£11,760	£9,430		No	Tenant has been in occupation since 2011. Currently holding over on an agreement with the landlord.
Total				£33,760	£60,220			

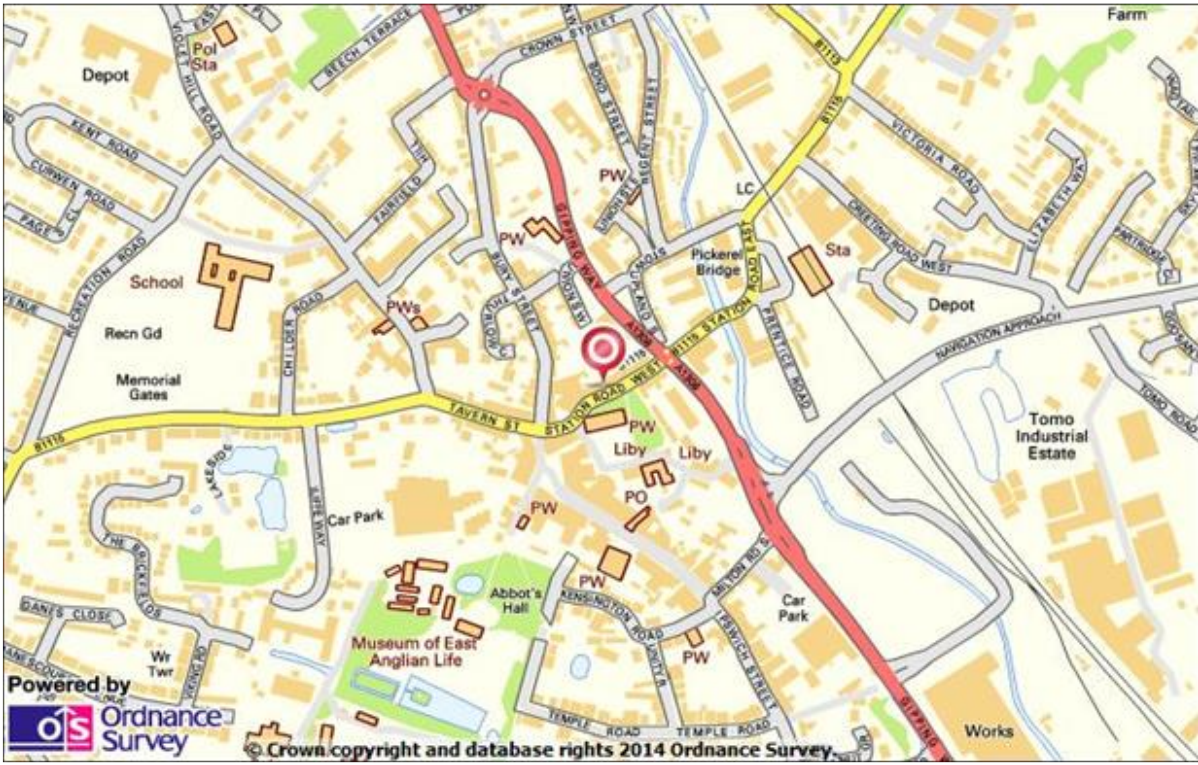
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