



# Suite Care

Lavenham Way, Stowmarket, Suffolk IP14 2BP

ML Property are delighted to offer for sale this unique opportunity to purchase a commercial unit situated within the Combs Ford area of Stowmarket.

The unit, currently used a furniture upholster could be used for a variety of uses (subject to the necessary planning) and benefits from the following:

A main area of **7.53m x 6.78** with a partitioned former showroom.

Second area which has been sublet in the past - **4.31m x 6.78m**

The unit also benefits from a separate WC and two covered off road parking spaces (tandem).

Mains electricity, water and sewage is also connected.

## location

Stowmarket provides a wide range of shopping and schooling facility along with the Mid Suffolk Sports & Leisure Centre and a main line rail station to London (Liverpool Street). The A14 dual carriageway is some 5 miles or so distant and provides excellent access across the region to Ipswich, Bury St Edmunds, Cambridge and beyond. There is a mainline railway station with direct links to London Liverpool Street which is approx. 90 minutes away.

## rateable value

The building has a rateable value of **£5,800 per annum**, interested parties are advised to look into small business rate relief.



guide price  
**£100,000**

## at a glance...

- Commercial unit for sale
- Current use of a workshop
- Off road parking for two cars (tandem)
- Within the Combs Ford area of town
- Passing trade
- Offered for sale with No Onward Chain

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