

RETAIL

TO LET



13 Market Place, Stowmarket, Suffolk

IP14 1AH

8311232201



BTG
Eddisons

13 MARKET PLACE

STOWMARKET, SUFFOLK, IP14 1AH



Agreement

To Let



Detail

RETAIL



Rent

£30,000 pax



Size

201 sq m (2,164sq ft)



Location

Stowmarket, IP14 1AH



Property ID

8311232201

For Viewing & All Other Enquiries Please Contact:



SIMON BURTON

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Director

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Property

The property is a former banking hall providing open plan retail space and basement storage and occupies a prominent position in Stowmarket town centre. The property has been stripped back to a shell finish allowing flexibility for occupier fit out. The property could potentially be split to provide two separate units as per the attached plan. Consent has also been granted to provide new display windows, further details are available on request.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground Floor	143	1,540
Basement	58	624
Total NIA	201	2,164

The property is potentially suitable for sub division to create two smaller retail units of 400sq.ft and 800 sq.ft. Further details available upon request.

Energy Performance Certificate

Rating: C (60)

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority as to the suitability of their intended use.

Rates

Charging Authority: Mid Suffolk
Description: Shop and Premises
Rateable value: £27,250
UBR: 0.499
Period: 2024-2025

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new internal repairing lease, for a term to be agreed.

Rent

£30,000 per annum exclusive for a lease of the whole. For smaller individual units rent on application.

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the property. Further details are available upon request.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective [purchasers/tenants] prior to instruction of solicitors.

Location

Stowmarket is a popular market town in Mid-Suffolk, well connected via the A14 for access to Ipswich, approximately 15 miles to the southeast, Bury St Edmunds and Cambridge to the west (approximately 16 miles and 43 miles respectively) as well as the national motorway network. Stowmarket also benefits from a direct rail service to London.

The property is prominently located in the Market Place, in Stowmarket town centre, the towns primary retail area. There is a good mix of independent and national operators nearby, including Boots Opticians, Superdrug, Seibel and Holland & Barrett. Public car parking is available within short walking distance.





Google Maps



Indicative floor plan showing potential split
NOT TO SCALE

