



TO LET AS A WHOLE OR IN UP TO FOUR SEPARATE UNITS

Extensive Showroom and Workshops on Large Site.

Former Barnards VW Dealership,  
Station Road, Stowmarket, Suffolk, IP14 1EP

RENT

£120,000 per annum (as a  
whole)

AVAILABLE AREA [GIA]

1,905 - 15,205 sq ft  
[177 - 1,413 sq m]

## IN BRIEF

- » Prominent Corner Position
- » Extensive Showroom and Workshops
- » Large Surfaced Car Park and Yard
- » Various Options for Sub-Division and Letting in Parts
- » Flexible Lease Terms Available

## LOCATION

Stowmarket is a thriving and expanding market town with a resident population of approximately 22,700 (2024) although serving a much larger catchment.

The town is situated 12.5 miles north-west of the County town of Ipswich, 15 miles south-east of Bury St Edmunds, 43 miles east of Cambridge and 39 miles south of Norwich. The A14 and A12 dual carriageways provide excellent communications with London and the national motorway network.

Stowmarket lies on the main Norwich to London Liverpool Street train line and has experienced large scale development in recent years including The Range's 1,000,000 sq. ft. warehouse at Gateway 14 and further housing development to accommodate a growing population.

## SITUATION

The property occupies a high profile position on the corner of Station Road East and Gipping Way overlooking a busy crossroads junction on the outskirts of the town centre and within a two minute walk of the railway station. Nearby businesses include Aldi, B&M Store, PureGym, Halo, Travis Perkins and Wickes.

## DESCRIPTION

The property is shown on the site plan edged red for identification purposes and comprises a former car showroom and workshops, together with a further detached workshop building, with an extensive yard providing parking and loading facilities.

The showroom benefits from glazed frontages to both Gipping Way and Station Road, sliding glazed doors and fitted with suspended ceilings with recessed lighting, comfort cooling, central heating and tiled & carpet floor coverings. The adjoining workshop is accessed via 5 shutter doors and is fitted with a blown air heating system, air lines, fluorescent lighting, exhaust extraction system and tiled flooring.

The separate workshop is served by 4 shutter doors and is fitted with artificial lighting, exhaust extraction system, air lines, infra red heating and tiled flooring.



## ACCOMMODATION

Approximate Gross Internal Floor Areas

» Front Showroom	6,911 sq ft	[642.05 sq m]
» Rear Showroom	1,806 sq ft	[167.82 sq m]
» Rear Office/Store	1,515 sq ft	[140.77 sq m]
» Mezzanine	917 sq ft	[85.17 sq m]
» Workshop	2,639 sq ft	[245.20 sq m]
» Separate Four Bay Workshop	1,417 sq ft	[131.62 sq m]
» <b>Total:</b>	<b>15,205 sq ft</b>	<b>[1,412.63 sq m]</b>

The site area is approximately 0.923 acres (0.374 hectares).

## PLANNING

The property benefits from planning permission for change of use of car showroom and garage to Class E (a)(c)(f)&(g)(i)(ii) (ref DC/25/01055). These uses include retail (excluding food), professional and financial services, creche/ day centres, offices and research & development

All interested parties are advised to make their own enquiries with the Local Planning Authority referred to below.

## LETTING OPTIONS

The property is available to let as a whole, or alternatively the landlord is willing to divide the main building into two or three self contained units for letting individually. The smallest potential unit would be 1,905 sq. ft. (177 sq. m.) and the detached four bay workshop is also capable of being independently let.

Plans showing three potential options for the division of the main building are provided on Page 5 of this brochure and other alternatives can be considered.

Further details of lease terms and rents are available upon request.

## SERVICES

We understand the property is connected to mains electricity, gas, water and drainage.

An extensive PV installation has been installed to the roof of the main building and further details are available on request.

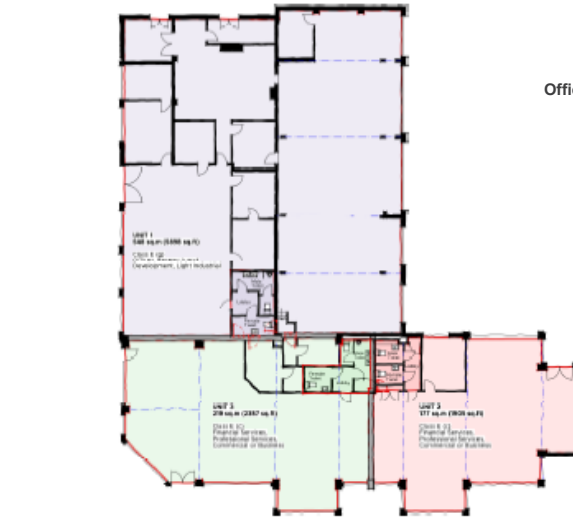
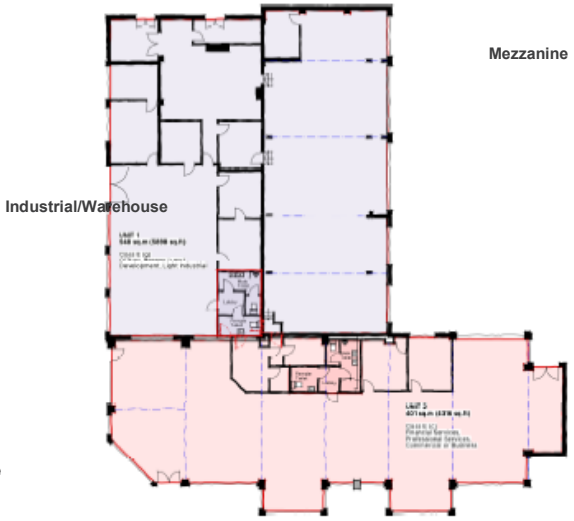
We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property, including IT and telecommunication links.



# Site Plan



# Letting Options - Indicative Plans Only - Not to Scale



Canteen

Power

WC's

WC's Boiler

**Option 1**

UNIT	GIA (sq.m)	NIA (ex. WC's)	GIA/NIA
1	174	163	93%
2	177	163	92%

**Option 2**

UNIT	GIA (sq.m)	NIA (ex. WC's)	GIA/NIA
1	148	137	92%
2	401	383	95%

**Option 3**

UNIT	GIA (sq.m)	NIA (ex. WC's)	GIA/NIA
1	148	137	92%
2	177	163	92%
3	177	163	92%

Scale: 1:500

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- ▢ Floor Plans
- ▢ 1200
- ▢ 16/08/2023
- ▢ SST
- ▢ Commercial Site Redevelopment  
Riverside, Station Rd E,  
Stowmarket, Suffolk, IP14 1EP
- ▢ Mott MacDonald Group Limited

EFAS/BLTY

## BUSINESS RATES

The property is currently assessed as follows:

Rateable Value (2026)           £118,000  
Rates Payable (2026/2027)   £ 56,640

The rates payable are based upon the standard UBR of 48p although the property may need to be re-assessed depending on its future use.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

Main Building:           Energy Rating B(32)  
Four Bay Workshop:   Energy Rating C(55)

## LOCAL AUTHORITY

Mid Suffolk District Council  
Endeavour House, 8 Russell Road, Ipswich, IP1 2BX  
T. 0300 1234000

## TERMS

The property is available to let as a whole or in smaller separate units as referred to above and further details are available upon request.

## VAT

The property is VAT elected and the rent(s) will be subject to VAT at the standard rate.

## LEGAL COSTS

Each party is to bear their own legal costs incurred during the transaction.

## ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenant's identity prior to the instruction of solicitors.



**VIEWINGS STRICTLY BY PRIOR APPOINTMENT  
VIA THE JOINT SOLE LETTING AGENTS:**

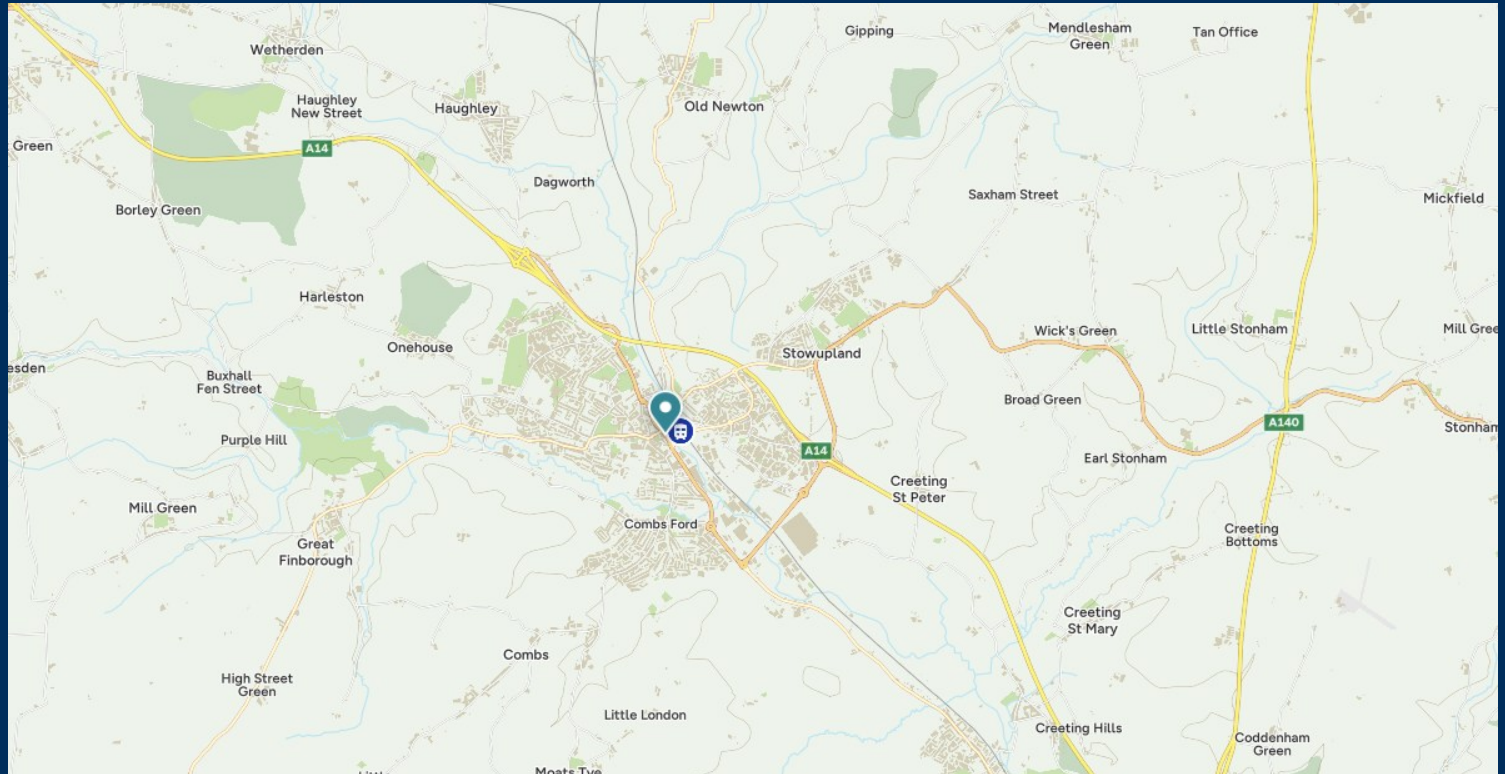
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