



10 Ipswich Street
Stowmarket, Suffolk, IP14 1AQ

Town Centre Retail Unit To Let - £12,500 plus VAT per annum

LACY SCOTT
& KNIGHT

est. 1869

Chartered Surveyors | Land & Estate Agents | Auctioneers & Valuers

10 Ipswich Street

Stowmarket | Suffolk | IP14 1AQ

A14 (J50) 1.8 Miles | Ipswich 12.8 Miles | Bury St Edmunds 15.3 Miles |

Prime retail unit in Stowmarket Town Centre.
NIA extending to approx. 50.11 sqm (539 sqft).

LOCATION

The premises is located in a prominent position in Stowmarket Town Centre. Nearby occupiers include Argos, Peacocks, Superdrug, Holland and Barrett, Boots and Greggs. Stowmarket benefits from convenient access to the A14 and has a mainline railway station with London Liverpool Street approximately 1 h 26 minutes.

DESCRIPTION

The premises is an end of terrace, ground floor retail shop. On the ground floor there is an open plan retail space with large glass display frontage. The landlord is in the process of installing a WC and kitchenette at the rear of the shop. There will be a shared rear access lobby with the first-floor space which the landlord is in the process of converting into a residential flat.

ACCOMMODATION

The premises offers approximate net internal floor areas:

Ground Floor

Retail Area	44.89 sqm	483 sqft
Kitchenette	3.69 sqm	40 sqft
Understairs Store	1.53 sqm	16 sqft
Total Net Internal Area:	50.11 sqm	539 sqft

RENT AND AVAILABILITY

10 Ipswich Street £12,500 plus VAT per annum Available

LEASE TERMS

The property is available on a new lease.



DEPOSIT

Three months' rent.

VAT

All charges are subject to VAT.

BUSINESS RATES

Rateable Value: £12,750 RV 2023

Payable Rates: £6,362.25 per annum

The rates payable are based on the current UBR of £0.499. Small business rates relief may be available providing a percentage reduction in payable rates. All interested parties should make their own enquiries with Mid Suffolk District Council regarding their rates liability.

SERVICES

Mains electricity connected. The landlord is in the process of installing water and drainage connections in the unit.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy rating: 'C' (71)

PLANNING

We assume that the property has planning consent for Class E (retail) use by virtue of its previous use. The property may be suitable for a variety of uses under Class E including: restaurant, sports and recreation, medical and health services, creche and day nursery, offices and research & developments. All interested parties should make their own enquiries with Mid Suffolk District Council regarding the intended use.

LOCAL AUTHORITY

Mid Suffolk District Council, Endeavour House, 8 Russell Rd,
Ipswich IP1 2BX. Tel: 0300 123 4000

SERVICE CHARGE

The Tenant will be required to pay a service charge to cover external maintenance and repairs of the property.

COSTS

Each party will bear their own legal costs for entering a new lease.

AGENT'S NOTE

- The landlord is in the process of installing a WC and kitchenette at the rear of the shop. There will be a shared rear access lobby with the first-floor space which the landlord is in the process of converting into a residential flat.

VIEWING AND FURTHER INFORMATION

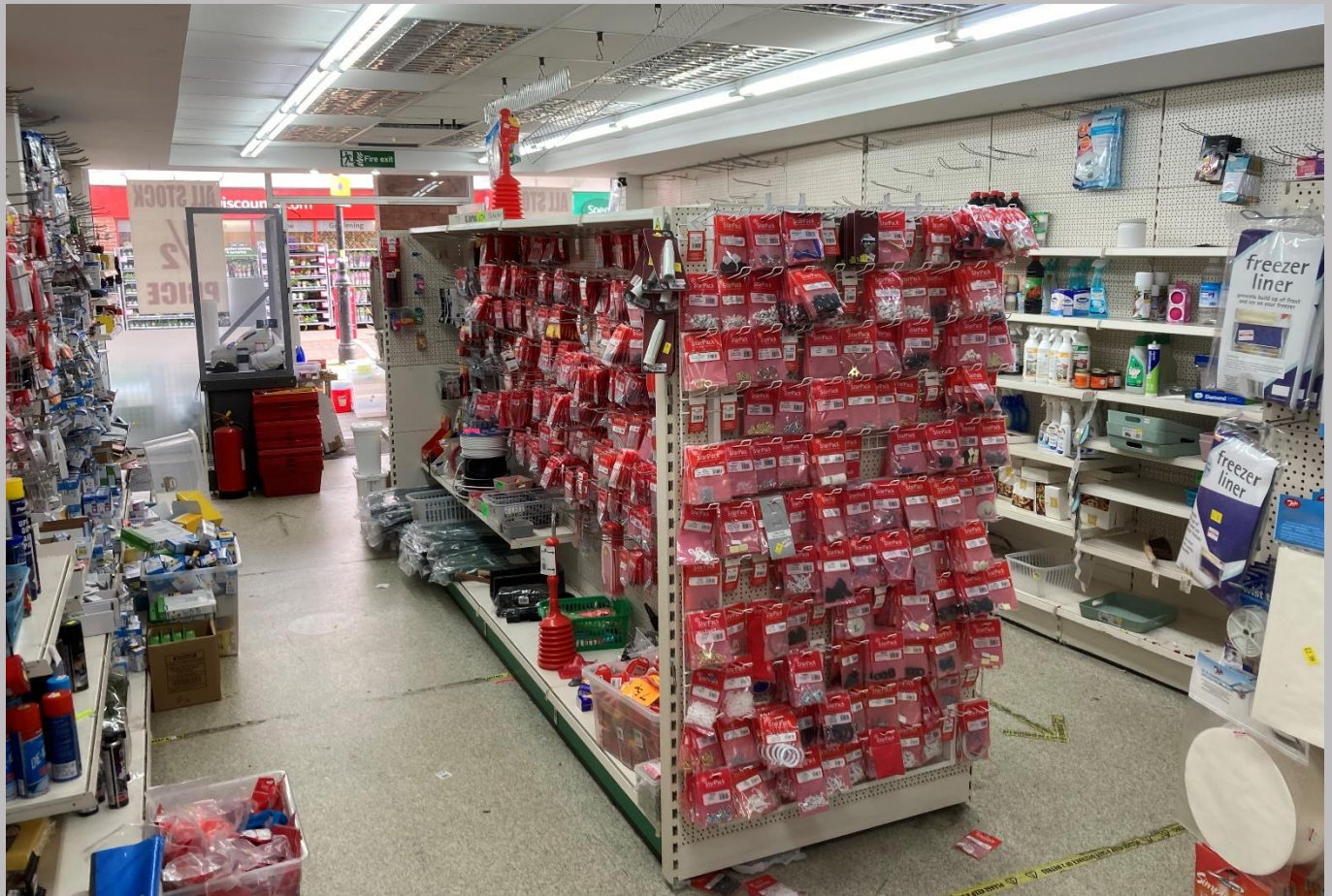
Strictly by appointment only. To arrange a viewing or for further information please contact: Lacy Scott & Knight

Commercial

Contact: Harry Storey

Tel: 01449 833687

Email: hstorey@lsk.co.uk

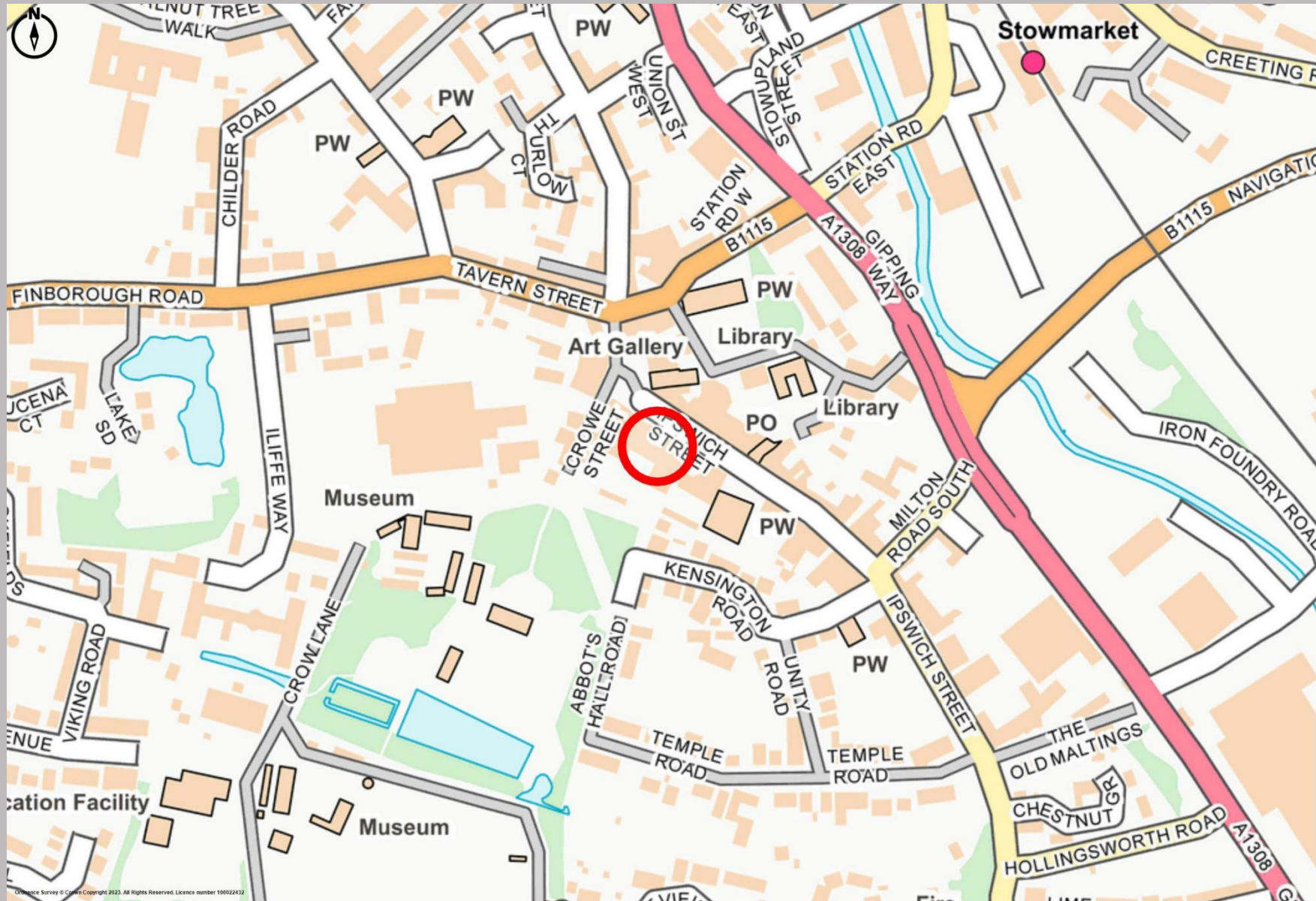


Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- a) These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- c) No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- d) No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- e) Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.



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