

Retail



Location

Stowmarket is a historic market town located on the A14 which provides routes to Ipswich (11 miles to the south east) and Bury St Edmunds (15 miles to the north west). The town benefits from a direct train service to London Liverpool Street and Norwich

Description

The shop occupies a prominent position on Wilkes Way, which is the main thoroughfare between Asda Supermarket and the town centre. The shop is in close proximity to Iliffe Way and Meadow Centre Car Parks. Nearby occupiers include **Costa Coffee**, **Asda Pharmacy & Opticians**, **Barnados** and **Hays Travel**.

Accommodation

The property comprises a ground floor self contained retail unit with rear parking. The approximate net internal floor area is 1,039 sq ft (96.6 sq m).

Tenure & Terms

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed. The Landlord reserves the right to charge VAT at the prevailing rate.

Rent

£17,250 per annum exclusive

Service Charge

There is an estate service charge to cover the maintenance and repair of the common areas. Further details available on application.

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is £13,500. This is not the annual rates payable. The rates payable will depend on the occupier's circumstances and can be obtained from www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Planning & Uses

We understand the current use falls within use class E (shop) and therefore could suit other uses within the same use class. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of E(110). A full copy of the certificate is available upon request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

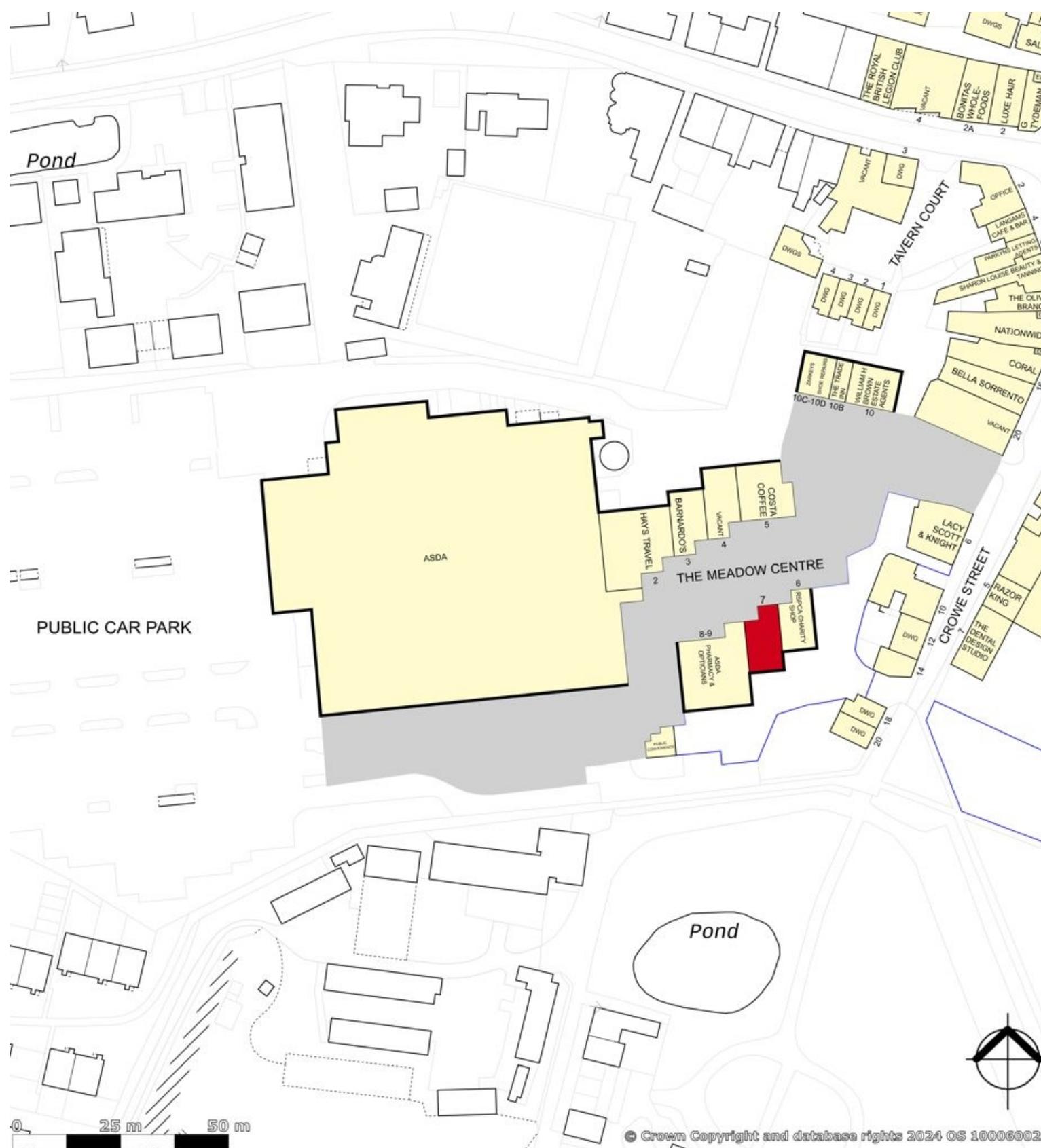
Viewings & Further Information

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SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk



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