

Retail Store, Gipping Way Stowmarket, Suffolk IP14 1RA



Prominent Retail Store

To Let

- Prominent town centre location
- Purpose built detached retail unit
- 1,140 sq m (12,274 sq ft)
- Available as a whole or potentially two separate self contained units
- Three adjoining car parks providing over 180 spaces

Location

Stowmarket is a busy, fast growing market town with a resident population of approximately 20,000 people although serving a much larger catchment population. The premises occupy an elevated position on Gipping Way (A1308) close to its junction with Station Road, immediately to the northeast of the town centre and shown edged red on the site plan opposite.

The town boasts an array of major retailers with Argos, Boots, Peacocks, B&M, Superdrug and Asda located close by.

The property fronts onto a public car park, accessed via Union Street West which leads directly off Gipping Way (A1308) and providing 80 spaces, with two further adjoining car parks providing at least another 100 spaces.

Description

The property comprises a large modern, purpose built, detached retail store of steel portal frame construction with brick and block elevations under a pitched roof.

The premises provide an extensive sales area running the full width of the building, with ancillary accommodation arranged to the rear including a large store served by a loading dock, offices, staff room, WC facilities and boiler room.

The customer entrance comprises twin glazed electric sliding doors fitted with security shutter and adjoining covered trolley bay.

The premises are served by a gas blown air heating system and comfort cooling.

Accommodation

The property provides the following approximate floor areas and dimensions:

Gross internal floor area 1,140.26 sq m (12,274 sq ft) Inc.

Trading area	761.06 sq m	(8,192 sq ft)
Stores	295.32 sq m	(3,179 sq ft)

External Canopy	56.68 sq m	(610 sq ft)
Eaves height	4.19 m	
Suspended ceiling height	3.29 m	

The premises are available to let as a whole although consideration may be given to splitting the property into two separate units.

Business Rates

The property is currently assessed as follows:

Rateable value	£106,000
Rates payable (2018/19)	£52,258 per annum

Local Authority

Babergh & Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich
Suffolk IP1 2BX

Tel: 0345 606 6067

Terms

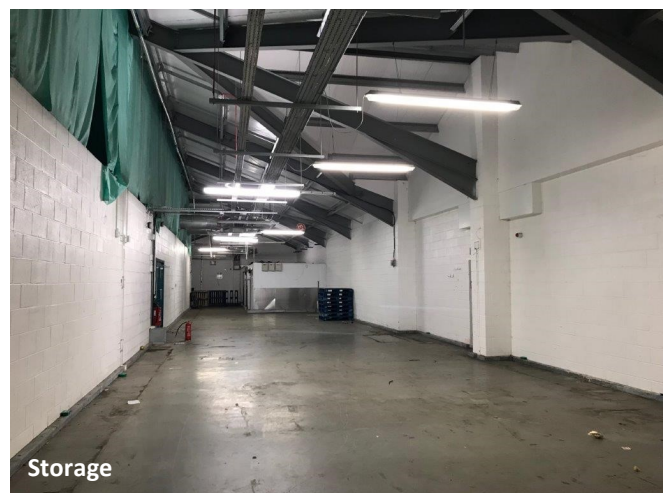
The premises are available on a new full repairing and insuring business lease at an initial rent of £154,000 per annum.

Details of the rent applicable in relation to a letting of the property in part are available upon request.

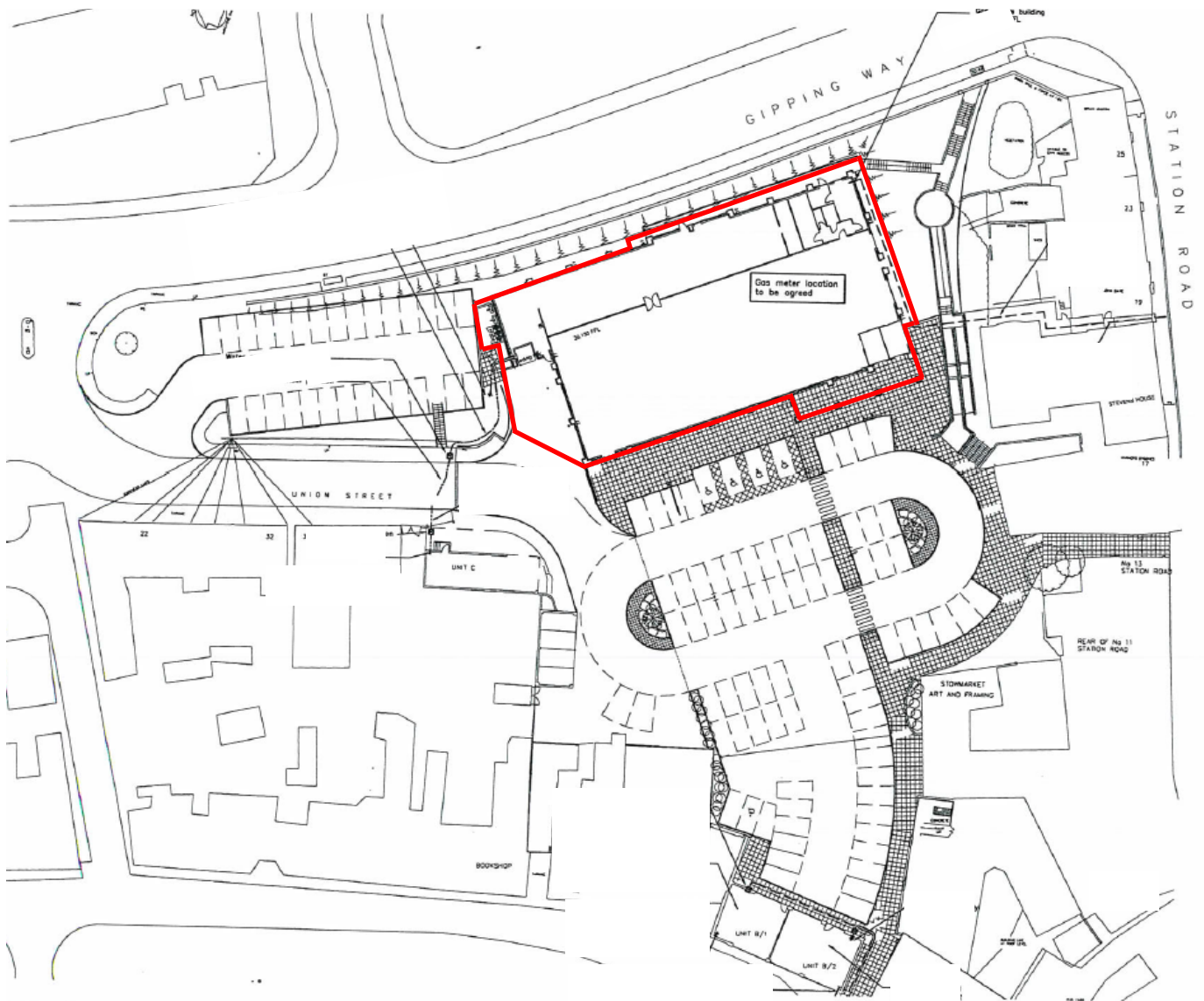
The rent will be subject to VAT.

Legal Costs

Each party to be responsible for their own legal costs.



Storage



NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Performance Certificate

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

40

This is how energy efficient the building is.

Viewing

Strictly by prior appointment with the joint sole agents:

Fenn Wright

1 Buttermarket, Ipswich, IP1 1BA

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fennwright.co.uk

Contact: Alistair Mitchell
agm@fennwright.co.uk

MP Real Estate

10 St Edward's Passage, King's Parade,
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nperrin@mprealestate.co.uk



Particulars

Prepared in October 2018.



For further information

01473 232 701

fennwright.co.uk

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