



STOWMARKET

18 IPSWICH STREET
IP14 1AD

LOCATION

A two-storey end terrace prominent building with a significant return frontage on the main pedestrianised stretch of Ipswich Street in Stowmarket.

The primary retail location opposite Boots Greggs and One Stop.

ACCOMMODATION

Total Retail Sales of 2660 ft² on the ground floor with a small staff room of 110 ft². There is first floor storage of 1660 ft² and parking to the rear.

TENURE

The property is available on a 10 year FRI lease with a rent review at the 5th year.

TO LET RETAIL SHOP

RENT

£42,500

RATES

Rateable Value: £35,250

Rates Payable: Please make your own enquiries through Mid Suffolk District Council as maybe subject to Rates Relief)

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with preparation of the lease.

VIEWING

Strictly through landlords agents, please contact 01572 822791 for further information.

Energy Performance Certificate (EPC)
Available on request.

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