



**COMMERCIAL PROPERTY
SPECIALISTS
ESTABLISHED 1976**

STOWMARKET

12/12A Ipswich Street
IP14 1AZ

LOCATION

The historic market town of Stowmarket is situated just off the A14 in Suffolk. It is 15 miles east of Bury St Edmunds and 12 miles northwest of Ipswich.

Ipswich Street is the main pedestrianised shopping street in the town with Boots, Greggs, Specsavers, Card Factory, QD and Holland & Barrett all nearby

ACCOMMODATION

Ground Floor Retail Sales Area 736 ft²
1st Floor Ancillary 504 ft²
Private Car Park to the Rear

TENURE

Premises are available on a new FRI 10 year lease with a rent review at the 5th anniversary.

RENT

£21,000 pa

SHOP TO LET



View from shop, taken from next to the property.

RATES

Rateable Value: £18,750
(enquiries to Mid Suffolk D.C.)

LEGAL COSTS

The new tenant to be responsible for the landlord's legal costs in connection with preparation of the lease.

VIEWING

Strictly through landlord's agents, please contact 01572 822791 for further information.

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