



# CP

**THE CULSHAW  
PARTNERSHIP**

COMMERCIAL PROPERTY  
SPECIALISTS  
ESTABLISHED 1976

## Stowmarket

12/12A Ipswich Street IP14 1AZ

### LOCATION

Prime location in this fast-growing historic market town (grown by 40% in the last 20 years). 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 ft<sup>2</sup>

1st Floor Ancillary 504 ft<sup>2</sup>

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

### RATES

Rateable Value £18,750

(enquiries to Mid Suffolk D.C.)

29 High Street East, Uppingham, Rutland, LE15 9PY

01572 822791 [www.cpship.co.uk](http://www.cpship.co.uk)

Partners: Justin Fowler MRICS, John Tookey MRTPI

The Culshaw Partnership LLP is a limited liability partnership registered number OC433535.

Regulated by the RICS. Registered address as above.

## Prime Shop To Let



View from shop, taken from next to the property.

### 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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