

Class E Commercial
Prominent Class E commercial premises
in the town centre



13 Market Place, Stowmarket, Suffolk IP14 1EA

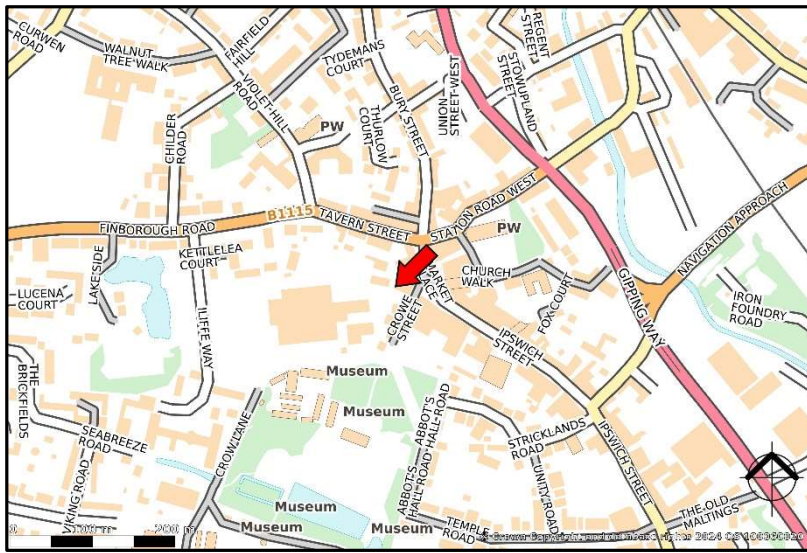
Total Area Approx. 223 sq m (2,400 sq ft)

Inc. Basement Area: 58.4 sq m (628 sq ft)

Could be sub-divided

Unit 1: 36.23 sq m (390 sq ft) / Unit 2: 125.4 sq m (1,350 sq ft)

- **Former bank premises**
- **Flexible Class E Commercial Use**
- **Would suit a variety of uses, e.g. retail, restaurant, financial services, STPP**
- **Centrally located in a high footfall pedestrian area**
- **Available immediately on new lease terms**
- **Rent upon application**



Location

Stowmarket is a town in mid Suffolk with a resident population of 21,534, 13 miles north west of Ipswich, 15 miles south east of Bury St Edmunds, 42.5 miles east of Cambridge, and 38.2 miles south of Norwich. Major roads in the area include the A12, which provides dual carriageway access to the A14.

Stowmarket sits on the main Norwich to London Liverpool Street train line and has undergone large-scale development in recent years, including The Range's one million square foot warehouse at Gateway 14 and large-scale housing developments to accommodate a growing population.

Situation

The property is situated in the Market Place in the heart of Stowmarket town centre, adjacent to a variety of retail outlets, including national and independent retailers Boots, Subway, Peacocks and Costa, together with Aldi and B&M.

Accommodation (all areas are approximate)

GF Retail Area	164.6 sq m	1,772 sq ft
Basement	58.4 sq m	628 sq ft
Total Area	223 sq m	2,400 sq ft

Energy Performance Certificate

Rating 52C, valid until 16th August 2031, Certificate Number 0771-2055-9097-4378-7123.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:

Suite C, Orwell House,
The Strand, Wherstead,
Ipswich IP2 8NJ



01473 211933

robin@penncommercial.co.uk

penncommercial.co.uk

Description

The property is a former Barclays Bank, occupying a prominent location in the Market Place, with a prominent frontage. There is surface car parking nearby.

The ground floor and basement are available for occupation. The upper parts are currently being converted into residential accommodation.

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Planning

We understand the property to have planning for Class E, Commercial Use. All interested parties should contact Babergh/ Mid Suffolk District Councils on 0300 123 4000.

Legal Costs

The ingoing tenant to bear responsibility for their own legal costs and the landlord's reasonable legal costs incurred in this transaction.

Business Rates

Rateable Value is to be assessed.

All interested parties should contact Babergh/ Mid Suffolk District Councils on 0300 123 4000.

Terms & Tenure

The premises are available on a new lease, for a term of years to be agreed, rent upon application.

Could be sub-divided. Unit 1: 36.23 sq m (390 sq ft) / Unit 2: 125.4 sq m (1,350 sq ft)

VAT

VAT is applicable.

Services & Service Charge

We understand that all mains services are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition including IT and telecommunications links. There will be a service charge payable, and the proportion will be assessed.

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