



### Tenure

Freehold.

### Location

Stowmarket is a historic, attractive, agricultural market town, located 15 miles south-east of Bury St Edmunds and 11 miles north-west of Ipswich. The town is served by the A14 and A1120 and has a population of approximately 19,000.

The property is situated in a prominent position on the north side of the pedestrianised Ipswich Street, at its junction with Market Place in the heart of the town centre.

Occupiers close by include Boots Chemist (adjacent), Halifax, Specsavers, Shoe Zone, Argos, Barclays, NatWest, Superdrug and TSB Bank, amongst others.

### Description

The property is arranged on ground and one upper floor to provide a double fronted ground floor shop and café with first floor staff and storage accommodation. The property benefits from rear access, together with a communal service yard accessed via Church Walk.

The property provides the following accommodation and dimensions:

Gross Frontage	11.6 m	(38' 0")
Net Frontage	11.15 m	(36' 7")
Shop Depth	18.0 m	(59' 0")
Built Depth	21.3 m	(70' 0")

Ground Floor	185.7 sq m	(1,999 sq ft)
First Floor	43.1 sq m	(464 sq ft)

### Tenancy

The entire property is at present let to GREGGS PLC (by way of a lease renewal) for a term of 15 years from 25th March 2017 at a current rent of £50,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The lessee has the option to determine in 2027.

### Tenant Information

No. of Branches: 1,764.

Website Address: <https://www.greggs.co.uk/>

For the year ended 2nd January 2016, Greggs plc reported a turnover of £835.8m, a pre-tax profit of £73.03m, shareholders' funds of £266.3m and a net worth of £256m. (Source: Experian 28.02.2017.)

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

## Stowmarket

### 17-19 Ipswich Street Suffolk IP14 1AH

- **First Class Freehold Shop Investment**
- **Prominent position in affluent market town**
- **Let entirely to Greggs plc until 2032 (1)**
- **Rent Review 2022**
- **Current Rent Reserved**  
**£50,000 pa**

