

Stowmarket 48 Ipswich Street Suffolk IP14 1AD

- Town Centre Freehold Shop Investment
- Town centre location
- Shop let on a lease expiring in 2027 (subject to breaks)
- Includes vacant possession of a self-contained maisonette
- Current Rent Reserved
£7,708.33 pa ⁽¹⁾
plus Vacant Possession of Maisonette



Tenure
Freehold.

Location
Stowmarket is an 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 15,000.

The property is situated on the south-west side of Ipswich Street and occupies a good trading location within the main shopping area. Occupiers close by include Johnsons Dry Cleaners (adjacent), Argos, Boots, Specsavers, Greggs, One Stop, Shoe Zone, Wimpy and Halifax Bank amongst others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with a self-contained maisonette above which is approached via a communal staircase from the rear.

A lock-up garage is also included to the rear. The property has the benefit of rear service access via an accessway from Ipswich Street.

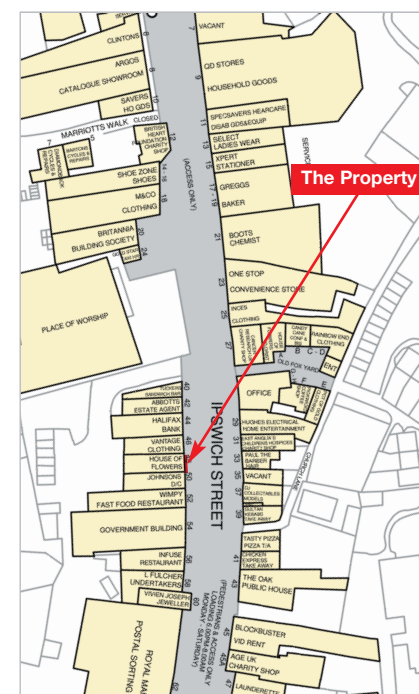
VAT

VAT is applicable to this lot.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	House of Flowers (Suffolk) Ltd (t/a House of Flowers) www.houseofflowerssuffolk.co.uk	Gross Frontage 5.1 m Net Frontage 4.85 m Shop Depth 13.15 m Built Depth 14.60 m	15 years from 9th January 2012 Rent review every 5th year Effectively FR & I (Tenant option to determine 2017 and 2022)	£7,708.33 p.a. (1)	Rent Review 2017
First and Second Floor	Vacant	First and Second Floor Maisonette comprising 4 Rooms, Kitchen and Bathroom			

(1) The rent payable to January 2013 is £6,423.33 per annum with a fixed increase to £7,708.33 per annum thereafter. The vendor will top up the rent at completion so the purchaser will effectively receive £9,250 per annum.

Total £7,708.33 p.a.



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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