

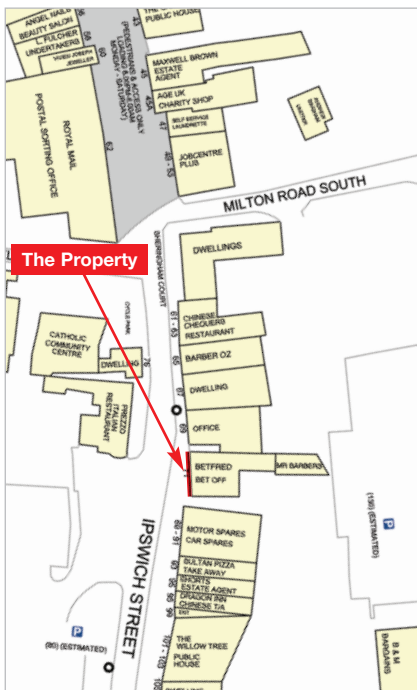
Stowmarket

71 Ipswich Street

Suffolk

IP14 1BA

- **Freehold Shop and Residential Ground Rent Investment**
 - Comprising two shops and a self-contained flat (sold off)
 - Majority let to Done Brothers (Cash Betting) Limited until 2023
 - Located opposite Prezzo and close to The Willow Tree public house
 - No VAT applicable
 - Current Rent Reserved
- £31,395 pa**



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 located on the east side of Ipswich Street, close to its junction with Milton Road South. Immediately to the rear of the property there is a B&M Retail warehouse and a large car park. Occupiers close by include Prezzo (opposite) and The Willow Tree (a JD Wetherspoon public house).

Description

The property is arranged on basement, ground and one upper floor to provide a ground floor betting office. A separate barber shop is located at the rear along with car parking. There is also a self-contained flat above which has been sold off on a long lease.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
71	Done Brothers (Cash Betting) Limited (1) (t/a Betfred)	Gross Frontage 9.75 m (31' 11") Shop Depth 13.30 m (43' 8") Built Depth 21.15 m (69' 5") Ground Floor 142.40 sq m (1,533 sq ft) Basement - Not Inspected	15 years from 19.08.2008 Rent review every 5th year Effectively FR & I	£25,000 p.a.	Reversion 2023
71b	Mr Barbers (Stowmarket) Limited	Ground Floor 41.85 sq m (451 sq ft)	10 years from 20.09.2016 Rent review and tenant option to break at 5th year FR & I	£6,300 p.a.	Rent Review 2021
71a	Individual(s)	First Floor Flat	125 years from 09.04.2009	£95 p.a.	Reversion 2134

(1) Website Address: www.betfredcorporate.com
Betfred was formed in 1967 and is now one of the world's largest independent bookmakers. As of July 2017, Betfred operated 1,650 shops throughout the UK.

Total £31,395 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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