

TO LET

3,057 SQ FT (MIN) RETAIL UNIT

GIPPING WAY, STOWMARKET, IP14 1RA



NEXT TO NEW PURE GYM – OPENING AUTUMN 2020

180 NEARBY PARKING SPACES

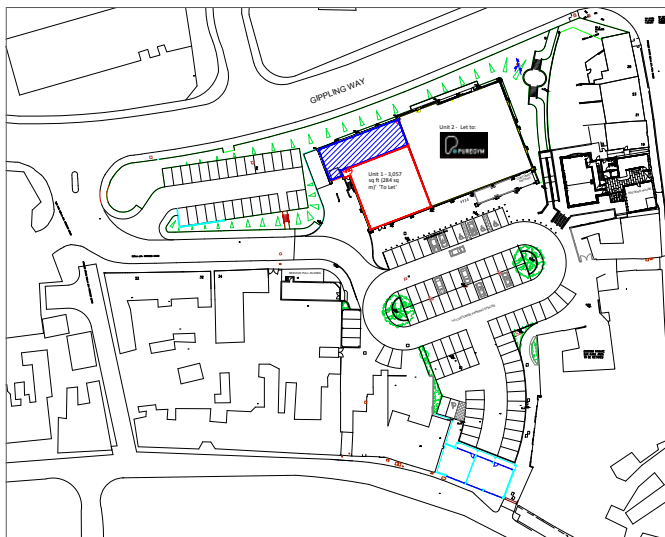


LOCATION

Stowmarket is a busy, fast growing market town with a resident population of approximately 20,000 people although serving a much larger catchment population. The premises occupy an elevated position on Gipping Way (A1308) close to its junction with Station Road, immediately to the northeast of the town centre. The town boasts an array of major retailers with Argos, Boots, Peacocks, B&M, Superdrug and Asda located close by.

DESCRIPTION

The premises are in the process of being subdivided and will be provided with a new shopfront and entrance doors. The property fronts onto a public car park, accessed via Union Street West which leads directly off Gipping Way (A1308) and providing 80 spaces, with two further adjoining car parks providing at least another 100 spaces.



All CGI's shown are illustrative only

ACCOMODATION

The property is to be sub divided to provide two units with the following floor areas:

- Unit 1 – 3,057 sq.ft (284 sq.m) – available
- Unit 2 – 7,475 sq ft (694 sq m) – pre let to Pure Gym (opening in Autumn 2020)

The premises are shown edged red on the plan above and could potentially be extended into part of the area hatched blue to create a larger unit, subject to terms

BUSINESS RATES

The property will be reassessed following completion of the sub division works.

TERMS

The premises are available on a new full repairing and insuring business lease at an initial rent of £47,500 per annum. The rent will be subject to VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs

EPC RATING

The property has an Energy Performance Asset Rating of B (40).

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the joint sole agents:



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