

# Town Centre Shop With Upper Parts - TO LET

33A Ipswich Street, Stowmarket, Suffolk, IP14 1AH

# Merrifields



Size: 1,163 Sq Ft

Located on Ipswich Street

Ground and first floor accommodation

Neighbours both independent and national occupiers

Suitable for retail and professional services uses

Available TO LET on terms to be agreed.

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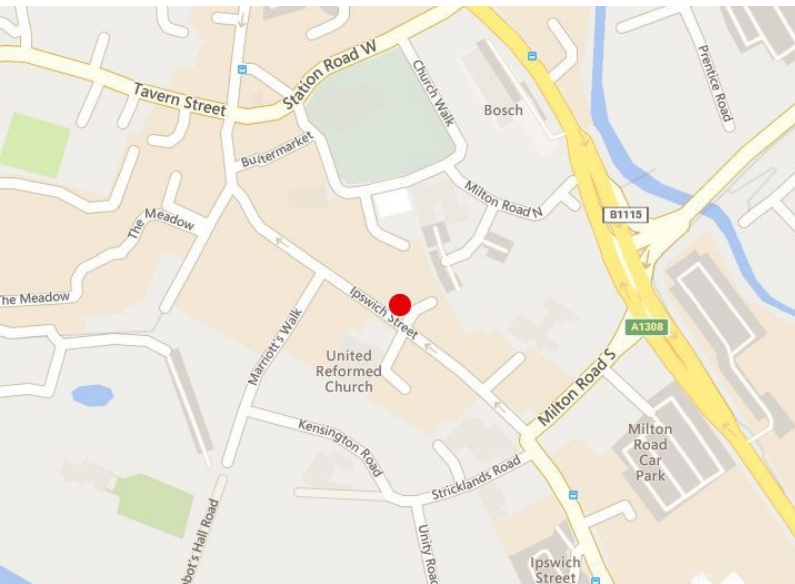
## Description

The shop is located on Ipswich Street in Stowmarket town centre which neighbours both national and independent occupiers including Domino's, Abbotts Estate Agents and Greggs. The accommodation is arranged over ground, first and basement floors with the main retailing space being on the ground floor and ancillary space to the rear and upper parts. The specification includes a suspended ceiling with inset lighting, W.C. and kitchenette facilities on both the ground and first floors.

## Accommodation

The property has been measured to produce the following approximate Net Internal Areas:

Ground Floor	374 Sq Ft	34.74 Sq M
First Floor	627 Sq Ft	58.25 Sq M
Basement	162 Sq Ft	15.05 Sq M
Total	1,163 Sq Ft	108.04 Sq M



## Availability

The property is available TO LET immediately on terms to be agreed

## Rent

£10,500 per annum exclusive.

## VAT

The premises are not opted for VAT.

## Business Rates

The rateable value is £10,250 (2023).  
Small business rates relief may be available.

## Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge.

## Costs

Each party will bear their own legal costs but the ingoing tenant will pay any abortive costs incurred by the landlord.

## Use & Planning

The premises have most recently been used as a hairdressing salon. The premises would be suitable for various retail and business services uses within Class E of the use classes order. Interested parties should make their own enquiries to the local planning authority for their proposed use.

## EPC

The EPC rating is E (110).

## Viewing & Further Information

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