

A smart and well presented retail unit/shop located just north of Stowmarket town centre.

TO LET
£9,600 PAX
Ref: B125

8 Bury Street
Stowmarket
Suffolk
IP14 1HH



A smart retail unit offering 61 sqm in a good trading position within the market town of Stowmarket.

Available Immediately.

Contact Us



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Location

The shop is located on Bury Street just to the north of the main trading hub of the town known as the Market Place. The towns high street has a unique blend of national and independent retailers, with a range of family run specialist stores and national chains that provide a variety of products and services. Nearby occupiers include Stowmarket Mortgage Centre, G Tydeman Jewellers, St Elizabeth Hospice Charity Shop, Parkyns and Langams.

Description

8 Bury Street is a smart retail unit located in a good trading position within the market town of Stowmarket. The property comprises a main shop area of circa 44sqm with a kitchen, wc, storage and communal lobby to the rear. The premises is currently used as an art-café but could suit a number of different retailers with its spacious retail area and excellent window displays. The unit also benefits from air-conditioning and fire alarm.

Accommodation

Description	Sqm	Sq Ft
Shop	43.5	467.2
Kitchen	6.40	69.1
WC	2.2	23.2
Storage	2.3	25.2
Shared Hallway	6.6	70.9
TOTAL	61	655.6

Terms

The premises are available to rent on a new lease with a minimum term of 3 years at an annual rent of £9,600 per annum exclusive. Any lease will be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

Deposit

A deposit will be held by the Landlord equivalent to three months rent.

Insurance

The Landlord will insure the building and recharge the premium to the Tenant.

Services

Mains electricity and water are connected to the building.

Outgoings

All utility charges will be the responsibility of the Tenant.

Rateable Value

£11,500. Business Rates will be the responsibility of the Tenant, however Small Business Rate Relief may apply for certain Tenants.

Legal Costs

Each party to be responsible for their own legal costs.

Local Authority

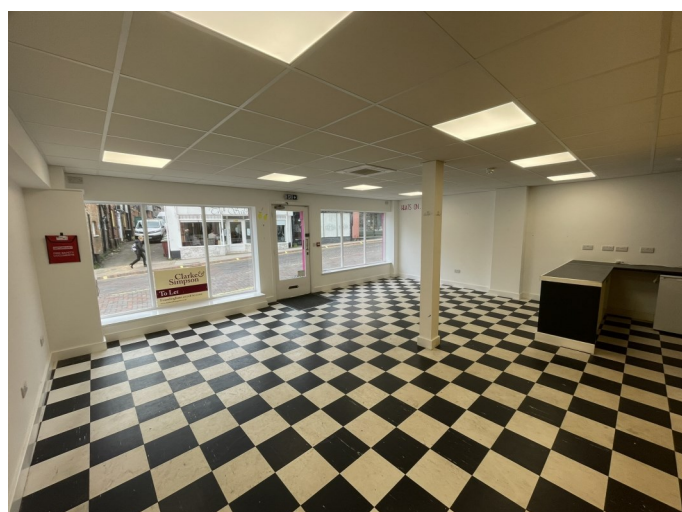
Mid Suffolk District Council

EPC

B (30)

Viewing

By prior appointment with Clarke & Simpson.



NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

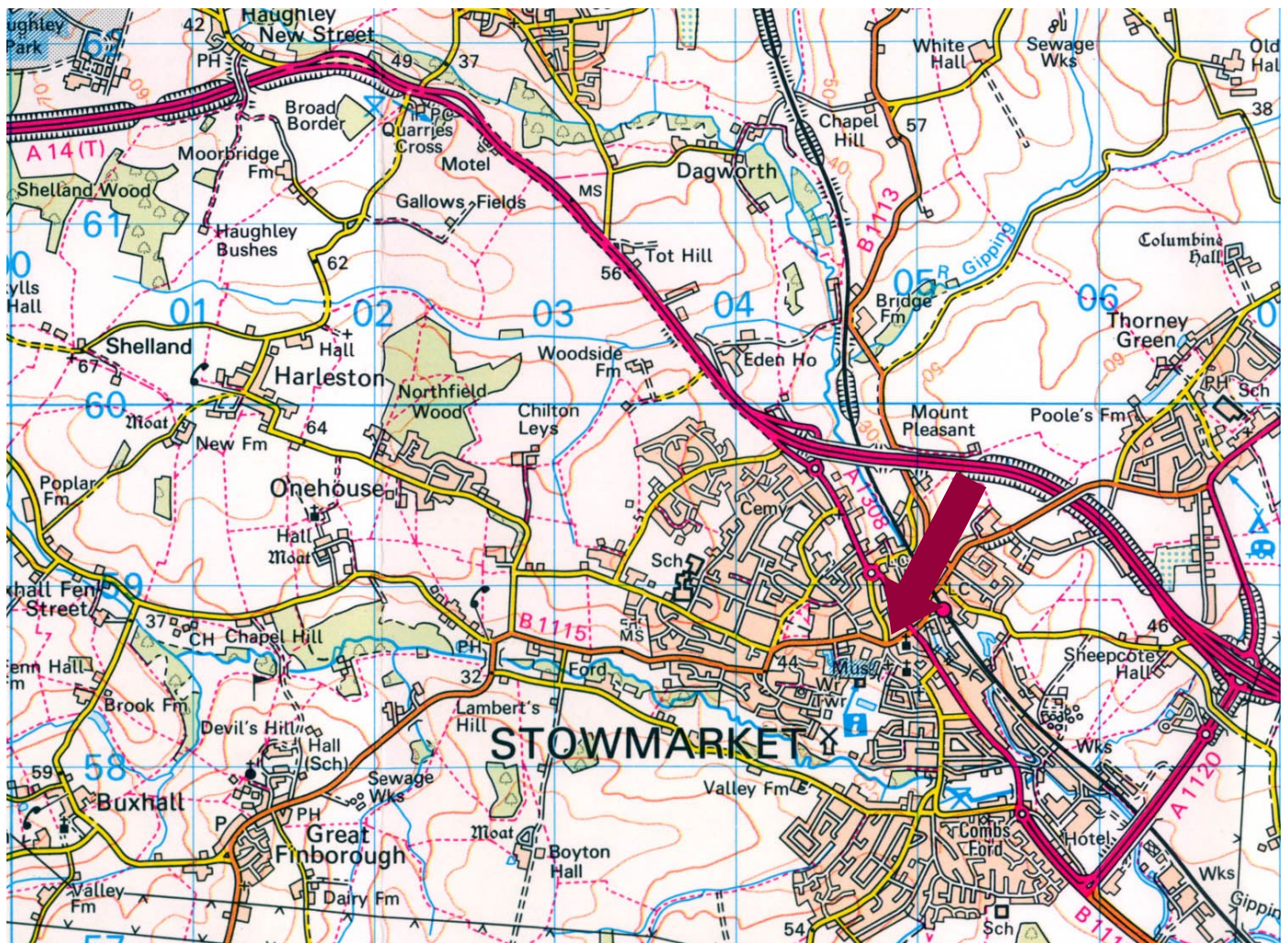
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

January 2024

Directions

From Stowmarket Market Place head north towards Tavern Street. Cross over Tavern Street onto Bury Street, where the property will be found on the right hand side

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