

# EWS

CHARTERED SURVEYORS



## FREEHOLD COMMERCIAL INVESTMENT FOR SALE

2-4 TAVERN STREET, STOWMARKET, IP14 1PH

TOWN CENTRE RETAIL UNIT

LET ON A 5 YEAR LEASE FROM OCTOBER 2010

**CURRENT RENT £29,225 P.A.X**

**GUIDE PRICE £325,000 S.T.C**

## LOCATION

Stowmarket is an expanding market town in central Suffolk, situated between Bury St Edmunds and Ipswich, benefiting from easy access on to the A14. The town has a resident population of about 13,400 and an estimated retail catchment of 78,400.

The premises are located in Tavern Street, close to the junction with Ipswich Street, Stowmarket's main shopping street. Nearby traders include Holland & Barrett and The Carphone Warehouse, together with a variety of independent retailers.

## DESCRIPTION

The property comprises two interconnecting two-storey buildings, prominently fronting Tavern Street.

The premises are currently used as a department store. The ground and first floor provides predominately sales accommodation, together with some ancillary rooms. The premises benefit from a goods lift and rear servicing.

## ACCOMMODATION

All measurements approximate

### Ground Floor

Sales 3,543 sq ft (329.03 sq m)  
Storage 120 sq ft ( 11.20 sq m)

**First Floor** 3,814 sq ft (354.05 sq m)

**Total** 7,477 sq ft (695.00 sq m)

## TENANCY DETAILS

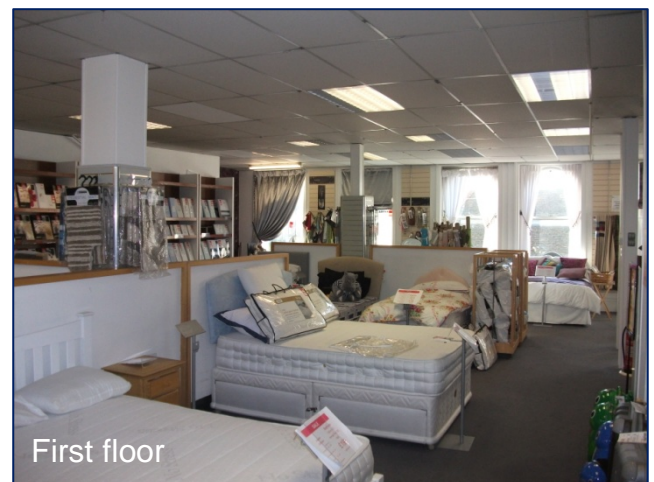
The property is let on a full repairing and insuring basis, subject to a schedule of condition, to Baldwins Department Store Limited, for a term of 5 years from October 2010 at a current passing rent of **£29,225** per annum exclusive.

The lease is guaranteed by Kevin Baldwin.

Baldwins Department Stores has three branches (Ipswich, Dovercourt and Stowmarket) [www.baldwins-departmentstores.co.uk](http://www.baldwins-departmentstores.co.uk)

## TERMS

Guide price **£325,000** (three hundred and twenty five thousand pounds) for the sale of the freehold subject to the existing lease (subject to contract), plus VAT.



**VIEWING / FURTHER DETAILS** **EWS** **TELEPHONE** **01473 216 200**

**GEORGE WOODWARD**

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