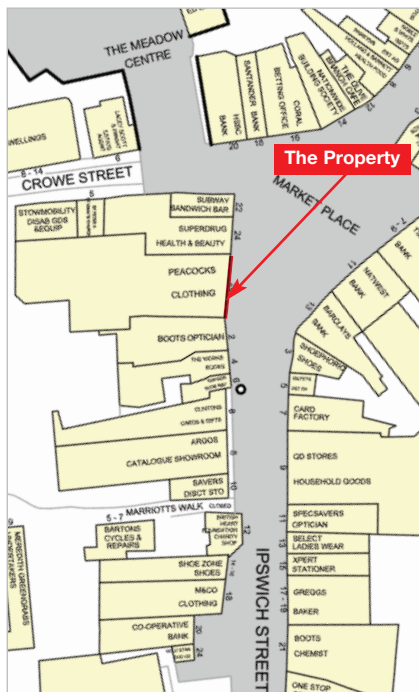


Stowmarket **26/30 Market Place** **(also known as 28** **Market Place)** **Suffolk** **IP14 1DH**

- **Well Located Freehold Town Centre Shop Investment**
 - Prominent town centre location
 - Let to Peacocks Stores Ltd until 2022 (No breaks)
 - On-site parking for 18 cars
 - Rent Review 2019
 - Current Rent Reserved
- £130,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Stowmarket is an 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 16,000. The property, located within a Conservation Area, is situated in a prominent position on the south side of the pedestrianised Market Place at its junction with Ipswich Street in the heart of the town centre. Occupiers close by include Superdrug and Boots Opticians (both adjacent), Barclays, NatWest, HSBC, Santander, Argos and Specsavers amongst many others. An Asda supermarket is located in a modern development immediately to the west of the property.

Description

The property is arranged on ground and one upper floor to provide a ground floor retail unit with ancillary accommodation on the first floor. To the rear there is access to a private service yard with parking for some 18 cars.

The property provides the following accommodation and dimensions:

Gross Frontage	15.8 m	(51' 10")
Net Frontage	14.80 m	(48' 7")
Shop Depth	37.80 m	(124' 0")
Built Depth	38.10 m	(125' 0")
Ground Floor	592.5 sq m	(6,378 sq ft)

First Floor	494.3 sq m	(5,321 sq ft)
Total	1,086.8 sq m	(11,699 sq ft)

Tenancy

The entire property is at present let to PEACOCKS STORES LTD, whose ultimate parent is The Edinburgh Woollen Mill (Group) Ltd, for a term, by way of a Reversionary Lease, of 13 years from 13th July 2009 at a current rent of £130,000 per annum. The lease provides for upward only rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 450+.
Website Address: www.peacocks.co.uk
Peacocks are now a part of The Edinburgh Woollen Mill Group, one of the largest retail conglomerates in the UK.
For the year ended 1st March 2014, Peacocks Stores Ltd reported a turnover of £324.874m, a pre-tax profit of £58.471m, shareholders' funds of £90.545m and a net worth of £90.545m.
(Source: riskdisk.com 24.08.2014.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 77 Band D (Copy available on website).

