penn commercial
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Class E

FOR SALE: Three-storey commercial building, suitable for retail/showroom/storage uses, STPP

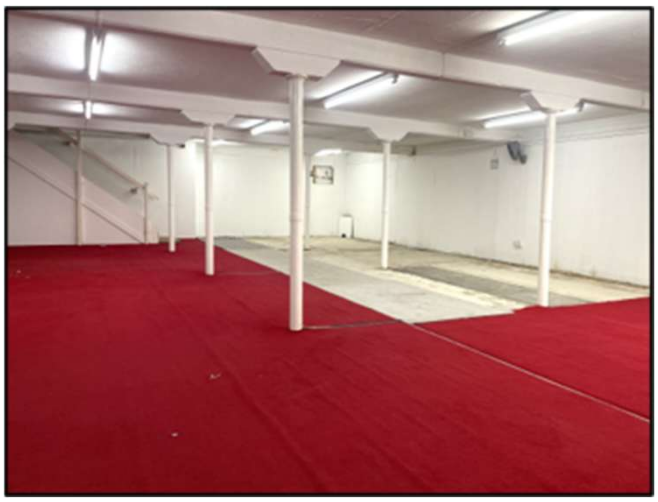


Units 1-3 Charringtons Yard, Stowupland Street, Stowmarket, Suffolk IP14 1EQ

Total Area Approx. 789.51 sq m (8,498.29 sq ft)

- Prominent town centre location
- Suitable for a variety of uses, STPP
- Three-storey commercial building, with ground, first & mezzanine floors
- Providing flexible accommodation suitable for a range of retail, showroom, or storage uses.
- To the side of the building is a dedicated parking & loading area

The premises is offered for sale freehold, with vacant possession at offers in the region of £300,000.











Accommodation (all areas are approximate)

Total Area Approx. 789.51 sq m (8,498.29 sq ft) GIA.

- **GF 343.71 sq m (3,700.00 sq ft)**
- **FF 344.43 sq m (3,707.44 sq ft)**
- **Mezzanine 101.37 sq m (1,091.15 sq ft)**

The mezzanine has restricted headroom in parts due to supporting beams.

Services & Service Charge

We understand that mains electricity and are connected the property. NB: None of the services have been tested it is the responsibility of the proposed tenant to satisfy themselves as to their operation/condition including IT telecommunications links.

Business Rates

Rateable Value of £8,200. All interested parties should contact Babergh Mid Suffolk District Councils on 0300 123 4000.

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

EPC

To be assessed.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:

Suite C, Orwell House,
The Strand, Wherstead,
Ipswich IP2 8NJ

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Location

Stowmarket is a town in Mid Suffolk, with a resident population of 21,534. It is located 13 miles north west of Ipswich, 15 miles south east of Bury St Edmunds, 42.5 miles east of Cambridge, and 38.2 miles south of Norwich. Major roads in the area include the A12, which provides dual carriageway access to the A14. Stowmarket sits on the main Norwich to London Liverpool Street train line and has undergone large-scale development in recent years, including The Range's one million square foot warehouse at Gateway 14 and extensive housing development.

Situation

The property is situated just off Station Road in Stowmarket. Nearby occupiers include: B&M, QD, Aldi, Argos, Wickes, Travis Perkins and Home Bargains.

Description

The property comprises a three-storey commercial building with ground, first and mezzanine floors, providing flexible accommodation suitable for a range of retail, showroom, or storage uses.

The layout includes W/C facilities and a kitchen area, offering practical amenities for staff. To the side of the building is a dedicated parking and loading area, providing convenient space for deliveries and customer access.

Overall, the unit offers straightforward, functional premises in a well-established location, ideal for occupiers seeking versatile space with on-site parking and good loading access.

Planning

The property has been operating as a furniture retail showroom, which falls within Class E(a). Historic consents may reference former B8 storage use, and interested parties should rely on their own enquiries with the local planning authority regarding the authorised planning position.

Terms & Tenure

The premises is offered for sale freehold, with vacant possession at offers in the region of £300,000.

VAT

VAT status to be confirmed.

