

26 Finborough Road, Stowmarket, Suffolk, IP14 1PR



Former  
builders  
merchants  
premises

## Freehold for Sale

- Prominent location close to town centre
- Two buildings totalling 581 sq m (6,259 sq ft)
- Site area 0.143 hectares (0.35 acres)
- Forecourt car parking and good sized yard
- Suitable for a variety of alternative uses, S.T.P.



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# Details

## Location

Stowmarket is a busy market town located within central Suffolk on the A14 between Ipswich, 11 miles to the south east and Bury St Edmunds, 14 miles to the north west. The town has an approximate population of 20,000. The property is situated on Finborough Road (B1115) to the west of the town centre, in a predominately residential area, adjoining a large recreation ground and close to an ASDA supermarket (see location plan on back page).

## Description

The property has previously been occupied as a Jewson builders merchants and comprises two buildings arranged around a surfaced forecourt and yard.

The front building provides a showroom area together with small private office, warehouse, with small mezzanine floor, kitchen, WC and rear external store (see floorplan opposite). The building is of brick and blockwork construction, the front section being under a pitched pantile roof, the rear being under a steel truss rafter roof with profile sheet cladding. The premises are served by gas heating and fitted with fluorescent lighting, intruder alarm and CCTV.

The building to the rear of the site provides further warehouse accommodation, with a mezzanine floor. The building is of brickwork construction under a truss rafter roof with profile sheet cladding, accessed via a roller shutter door. The building is fitted with sodium and fluorescent lighting.

A tarmacadam forecourt provides car parking for 10 vehicles and the rear concrete yard provides further external storage.

## Services

It is understood that the property is connected to mains electricity, gas, water and drainage.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

## Accommodation

The property provides the following approximate gross internal floor areas.

### Front Building

Retail area	149.93 sq m	(1,614 sq ft)
Warehouse	109.67 sq m	(1,180 sq ft)
Mezzanine	95.27 sq m	(1,026 sq ft)
External Store	44.77 sq m	( 482 sq ft)

### Rear Building

Warehouse	125.38 sq m	(1,350 sq ft)
Mezzanine	<u>56.43 sq m</u>	( <u>607 sq ft</u> )
Total	581.45 sq m	(6,259 sq ft)

The site has a total gross area of 0.143 hectares (0.35 acres).

## Planning

The property has been occupied as a builders merchants although is also considered suitable for alternative commercial uses or redevelopment, subject to planning.

## Business Rates

The property is currently assessed as follows:

Rateable Value	£22,500
Rates Payable (2019/20)	£11,047.50 per annum

## Local Authority

Babergh Mid Suffolk District Council  
Endeavour House  
8 Russell Road  
Ipswich  
Suffolk  
IP1 2BX  
T: 0300 1234000

## Terms

Offers are invited in the region of £375,000 for the freehold interest with vacant possession upon completion.

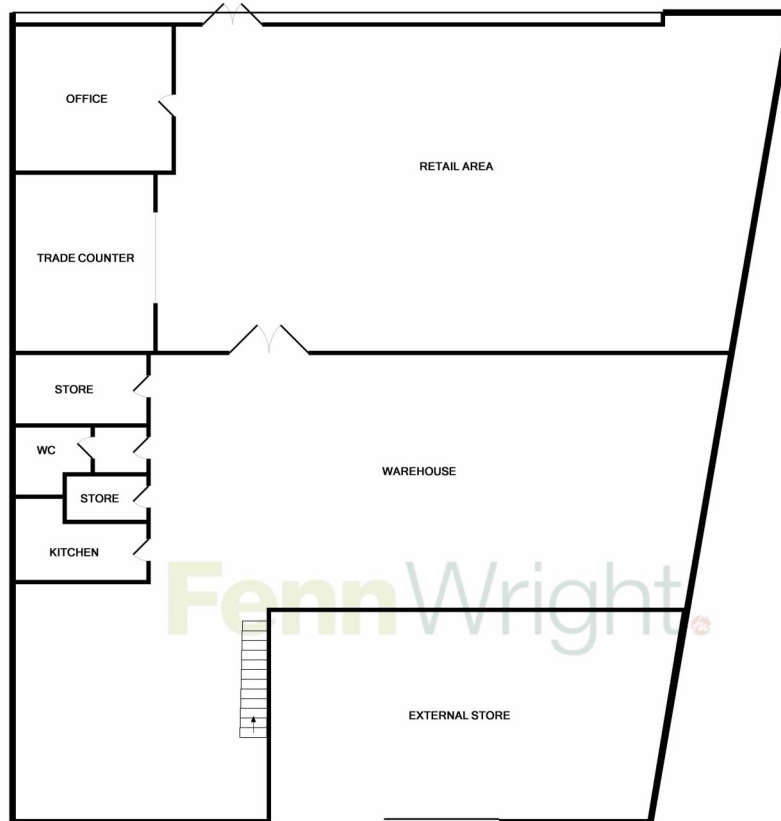
## VAT

The property is not currently VAT elected although the vendor reserves the right to waive the VAT exemption.

## Legal costs

Each party is to be responsible for their own legal costs.

## FRONT BUILDING



NOT TO SCALE—FOR IDENTIFICATION PURPOSES ONLY

### Energy Performance Certificate.

To be provided.

### Particulars

Property details prepared in June 2019.

### Viewing

Strictly by prior appointment with the sole agents:

### Fenn Wright

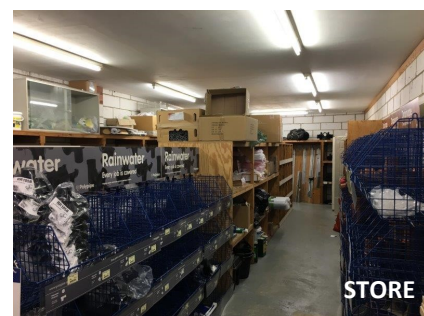
1 Buttermarket, Ipswich, IP1 1BA

**01473 232 701**

**fennwright.co.uk**

Contact **Alistair Mitchell**

agm@fennwright.co.uk







For further information

**01473 232 701**

[fennwright.co.uk](http://fennwright.co.uk)

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Particulars for 26 Finborough Road, Stowmarket

