

Birchall Steel Consultant Surveyors

**ATTRACTIVE PREMISES
FOR SALE SUITABLE FOR OWNER OCCUPATION
OR AVAILABLE TO LET
CENTRAL TOWN LOCATION IN MARKET PLACE**



**GROUND FLOOR CAFÉ & WINE BAR 465 sq ft
FIRST FLOOR CAFÉ & STORAGE WITH POTENTIAL FOR
RESIDENTIAL USE STP
EXTERNAL KITCHEN & STORE 363 sq ft
COURTYARD GARDEN WITH REAR PEDESTRIAN ACCESS**

4 Market Place
Stowmarket
IP14 1DP

**PRICE £210,000 Freehold
RENT £15,000 per annum exclusive**

Old Bakery Mews
6 King Street
Sudbury
Suffolk CO10 2EB

01787 883888
Office@birchallsteel.co.uk
www.birchallsteel.co.uk

GIA: Around 1,200 sq ft

Services: Mains water, electricity and gas are connected.

Rates: Rateable Value - £12,750
Multiplier for the current year 49.9p

Terms: The premises are available For Sale at the asking price of £210,000 for the freehold with vacant possession.

Rent: **The premises are also available to Let on a new lease at £15,000 per annum exclusive, terms to be agreed.**

Viewing: By confirmed prior appointment with Birchall Steel Ltd – 01787 883888

EPC: **Rating C** valid until May 2029
Certificate no. 9409-3095-0513-0500-4295

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