

**Lot 25, Specsavers, 11 Ipswich Street, Stowmarket,
Suffolk IP14 1AH**

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Let to Specsavers Optical Superstores Ltd
- Recently renewed 5 year lease from November 2024 (subject to option) at a rebased rent
- Ground floor shop with first floor ancillary accommodation
- Tenant in occupation for over 15 years
- Nearby occupiers include Boots, Superdrug, Holland & Barrett, Argos, Cardfactory and Greggs
- VAT-free investment

Lot

25

Auction

27th March 2025

Rent

£20,500 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

On Behalf of SIPP Trustees

Location

Miles

13 miles north-west of Ipswich, 15 miles east of Bury St Edmunds

Roads

A14, A134, A140, M11, A1(M)

Rail

Stowmarket Railway Station

Air

Norwich Airport, London Stanstead Airport

Situation

The property is situated on the north side of Ipswich Street, adjacent to QD Stores and close to its junction with Market Place in the heart of Stowmarket Town Centre. Nearby occupiers include Boots, Superdrug, Holland & Barrett, Argos, Cardfactory and Greggs.

Tenure

Freehold.

EPC

C73

Description

The property comprises a ground floor shop with consulting rooms and ancillary accommodation on the first floor.

VAT

VAT is not applicable to this lot.

Octopus Bridging Loan for Buyers

Not available

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (3)	Floor Areas Approx sq ft (3)	Tenant	Term	Rent p.a.x.
Ground First	Retail Office/Ancillary	102.00 88.50	(1,097) (952)	SPECSAVERS OPTICAL SUPERSTORES LIMITED t/a Specsavers (1)	5 years from 25/11/2024 (2)	£20,500
Total		190.50	(2,049)			£20,500

(1) For the year ending 29/02/2024 Specsavers Optical Superstores Limited reported a turnover of £2,741,687,000, a pre-tax profit of £323,660,000 and a net worth of £239,593,000 (NorthRow).

(2) The lease provides for a tenant option to determine on 25/11/2027.

(3) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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2024