

Lot 49

£130,000 per annum exclusive

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

Freehold Retail Investment



Tenancy and accommodation

Lot 49

£130,000 per annum
exclusive

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground First	Retail/Ancillary Ancillary	614.46 sq m 544.88 sq m	(6,614 sq ft) (5,865 sq ft)	PEACOCKS STORES LIMITED (1)	13 years from 13/07/2009 until 12/07/2022 on a full repairing and insuring lease	£130,000	14/07/2019
Totals		1,159.34 sq m	(12,479 sq ft)			£130,000	

(1) For the year ending 27th February 2016, Peacocks Stores Limited reported a turnover of £369,711,000, a pre-tax profit of £67,879,000 and a total net worth of £141,072,000 (Source: Experian Group 07/09/2017). Peacocks trade from some 450 stores and are a part of the Edinburgh Woollen Mill Group, which includes brands such as Edinburgh Woollen Mill, Jane Norman and Ponden Home (Source: www.peacockscorporate.co.uk 07/09/2017).



Key Details

- Let to Peacocks Stores Limited
- Lease expires in July 2022
- Large double-fronted shop comprising approximately 12,479 sq m NIA (15,510 sq ft GIA)
- Prominent town centre location with nearby occupiers including Asda Supermarket, Superdrug and Boots the Chemist
- Prosperous and historic market town

Location

Miles: 12 miles north-west of Ipswich
15 miles south-east of Bury St Edmunds
25 miles north of Colchester
Roads: A14, A134, A140, A11 & M11
Rail: Stowmarket Railway Station
Air: Norwich International Airport
London Stansted Airport

Situation

The property is situated in the town's prime trading location, on the southern side of the pedestrianised Market Place, which connects to Ipswich Street. Nearby occupiers include Asda Supermarket, Superdrug, Boots the Chemist, Greggs and branches of Lloyds, NatWest and Nationwide banks.

Description

The property comprises a ground floor shop with ancillary accommodation on the first floor. To the rear of the property there is on-site car parking for 18 cars. The town's main shoppers car park is close by.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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