



Marriotts Walk

Stowmarket, IP14 1AF

£8000 pa Rent

MaxwellBrown

Independent Property Agents

Situated just off the main shopping street in the heart of the market Town of Stowmarket this lock-up shop/office space extends to approximately 1100 sq ft in total. Recently modernised there are 2 large office areas, 2 glass private offices, store room, Kitchenette and cloakroom. There is also a private car parking space. The property has previously been retail and office space. Interested parties should satisfy themselves via Mid Suffolk District Council as to the suitability of the property for their specific requirements. Flexible lease duration by negotiation on full repair and insuring lease..



Ground Floor:

Recently replaced double glazed coated Aluminium door to :

Reception Office:

Tiled floor, 2 glass interview office, air conditioning/heat source unit, ample power and networking points. Opening to;

Main office:

2 display windows and door to front. air conditioning/heat source unit, ample power and networking points. Access to large loft space. Door to:

Store: With door to side.

Kitchenette: Fitted units and sink unit.

Cloakroom with low flushing WC and basin.

Agents note: This would potentially split into 2 small commercial units or residential subject to planning consent.

Parking: Parking space adjacent to property

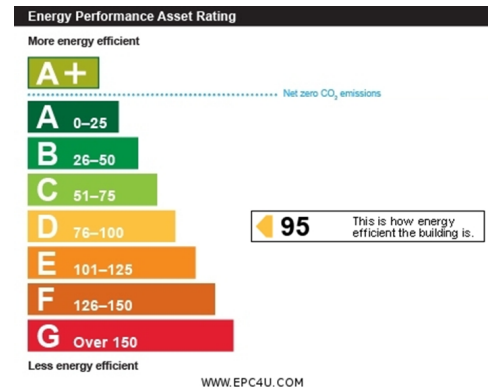
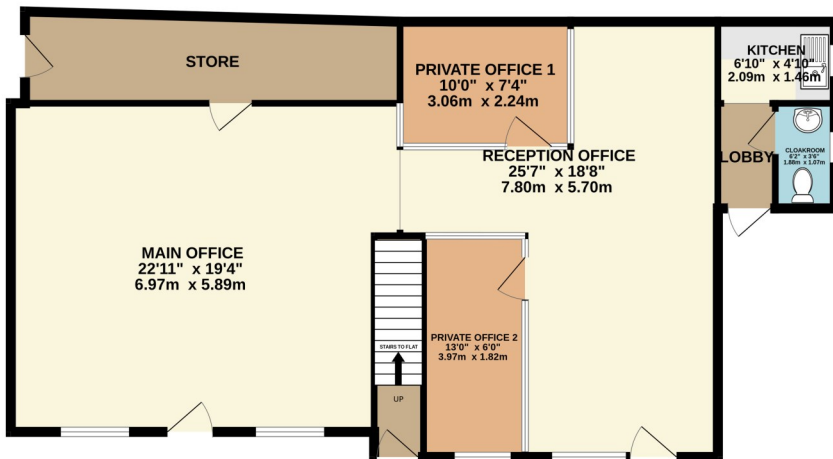
Services: We understand from the vendor that all mains services are connected to the property.

Mid Suffolk District Council. Business rateable value £11,500pa

Broadband Availability Highest available Standard 20Mbps Super fast 80 Mbps Ultra fast 1100Mbps

Networks available Openreach, Lightspeed Broadband. Information from Ofcom.org.uk

GROUND FLOOR
1111 sq.ft. (103.2 sq.m.) approx.



TOTAL FLOOR AREA: 1111 sq.ft. (103.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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