

PROMINENT RETAIL/A2 PREMISES TO LET

TOTAL AREA APPROX 80.89 SQ M (871 SQ FT)



40 Lloyds Avenue, Ipswich IP1 3HD

- Prominent location in Ipswich town centre
- Double fronted ground floor retail unit with basement
- Fitted out to a high standard
- To let £11,000 per annum exclusive
- **Short term lets available**



Location

Ipswich is the administrative and county town of Suffolk and is one of the principal commercial and financial centres of East Anglia, with a population of approximately 150,000. The town lies approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

Situation

Lloyds Avenue is located on the northern side of Ipswich town centre, in close proximity to the main Cornhill and major shopping thoroughfares of Ipswich. The Sailmakers Shopping Centre adjacent is currently undergoing a £4m refurbishment, and the bus station at Tower Ramparts provides for good pedestrian footfall to the town centre. The property occupies a prominent trading location on the edge of the main retail area, occupiers close by include Pizza Express, Mecca Bingo, Debenhams, Coral and Lloyds Bank.

Description

The property comprises a double fronted ground floor retail unit fitted out to a high standard with WC, and a basement providing staff, storage and WC facilities. A rear door provides access to a service road.

Accommodation

All dimensions and areas are approximate:

Gross Frontage	8.2 m	26 ft
Shop Depth	9.3 m	30 ft
Ground Floor Sales	60.57 sq m	652 sq ft
Basement Ancillary	20.32 sq m	219 sq ft
Total Floor Area	80.89 sq m	871 sq ft

Services

We understand that mains electricity and water are available.

Business Rates

Rateable Value 2017
£17,750

Rates Payable
£8,489.60

We would recommend that all interested parties make their own enquiries with Ipswich Borough Council on 01473 433851.

Planning

The property currently has A2 financial and professional services planning consent. All interested parties should make their own enquiries with Ipswich Borough Council on 01473 432000.

Terms and Service Charge

The property is available to let on new full repairing and insuring lease terms, for a term of years to be agreed, at a rent of £11,000 per annum exclusive. Incentives will be considered subject to status. Service charge, to be advised.

Energy Performance Certificate

A full copy of the EPC is available upon request, reference number 0040-2994-0329-2831-1034, rating D93.

Legal Costs

Each party to bear their own legal costs.

Vat

To be advised.

Viewing

To view or for further information, please contact:

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Subject to Contract



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