

TO LET TOWN CENTRE SHOP

APPROX 59.7 SQ M (642 SQ FT)



42 Tacket Street, Ipswich, IP4 1BA

- **Prominent location within the town centre close to main NCP car park and a number of independent retailers**
- **1 car parking space**
- **To Let £8,000 per annum exclusive**
- **High footfall location**



Location

Ipswich is the administrative and county town of Suffolk and is one of the principal commercial and financial centres of East Anglia. 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

The property is located to the south east of the town centre and within close proximity to the education quarter and the Waterfront. The property is situated on a prominent corner position on the junction between Tacket Street and Foundation Street.

Description

Well positioned retail unit in a high footfall location in Ipswich. The current use is as a cake shop, so has a well-proportioned kitchen area in the back, there is a further kitchenette and W/C. There is one car parking space included, storage heaters and good frontage on to Tacket Street.

Accommodation (All dimensions and areas approximate)

42 Tacket Street – Cake Supreme

Retail area	38.21 sq m	411 sq ft
Rear kitchen	11.45 sq m	123 sq ft
Storage and ancillary	10.04 sq m	108 sq ft
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Total net internal area	59.7 sq m	642 sq ft

Planning

The property currently has A1 retail consent. We would recommend that all interested parties contact Ipswich Borough Council on 01473 432913

Services

We understand that mains electricity and water are available.

Terms

Available to let on new full repairing and insuring lease terms, for a term of years to be agreed, at a commencing annual rental of £8,000 per annum exclusive.

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

Business Rates

Rateable Value 2017
£8,606

Rates Payable
£4,010

Energy Performance Certificate

Full copies of the EPC is available upon request under reference number 0450-0039-8009-1204-6002. Rating G169

Vat

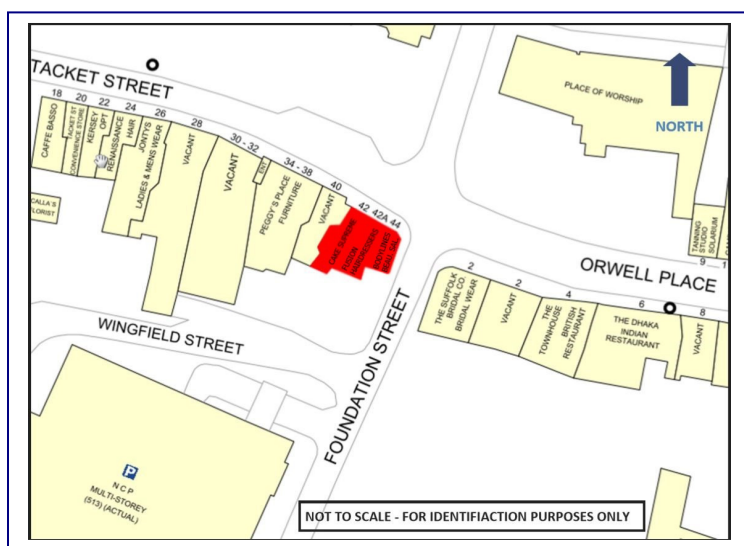
VAT is payable on the rent under the Finance Act 1989.

Viewing

To view or for further information, please contact:

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Subject to Contract



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