

**TO LET**  
**PROMINENT GROUND FLOOR SHOP**  
**APPROX 25.08 SQ M (270 SQ FT)**



**7 Queen Street, Ipswich, Suffolk IP1 1SW**

- Prominent position in central business district
- Newly improved pedestrianised area with high footfall
- Suit A1 Retail/A2 Office (Professional and Financial Services) type uses
- To Let on new lease £7,500 per annum exclusive



## 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 premises are situated in a prominent position on Queen Street which is one of the main routes into the town centre that links to the Waterfront. Situated in a newly improved pedestrianised area which we understand to be the new home of the Ipswich Market.

## Description

The premises comprise of a lockup shop with 4m glazed shop front and triple aluminium frame. The property has been fully refurbished and includes a staff facility area and WC.

## Accommodation

(all areas are approximate only and subject to survey)

Shop Sales Area	20.90 sq m	225 sq ft
Rear Store Room & Toilets	4.18 sq m	45 sq ft
<b>Net Internal Floor Area</b>	<b>25.08 sq m</b>	<b>270 sq ft</b>

## Planning

The property currently has A1 retail consent however, all interested parties should make their own enquiries with Ipswich Borough Council on 01473 432000.

## Business Rates

<b>Rateable Value 2017</b>	<b>Estimated Rates Payable</b>
To be assessed	To be assessed

For further information please contact Ipswich Borough Council on 01473 433851.

## Services

We understand that all mains services are connected to the property, however we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

## Terms & Tenure

The premises are available to let on a new internal repairing and insuring lease, for a term of years to be agreed, at a rental of £7,500 per annum exclusive.

## Legal Costs

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

## Vat

To be advised. All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

## Energy Performance Certificate

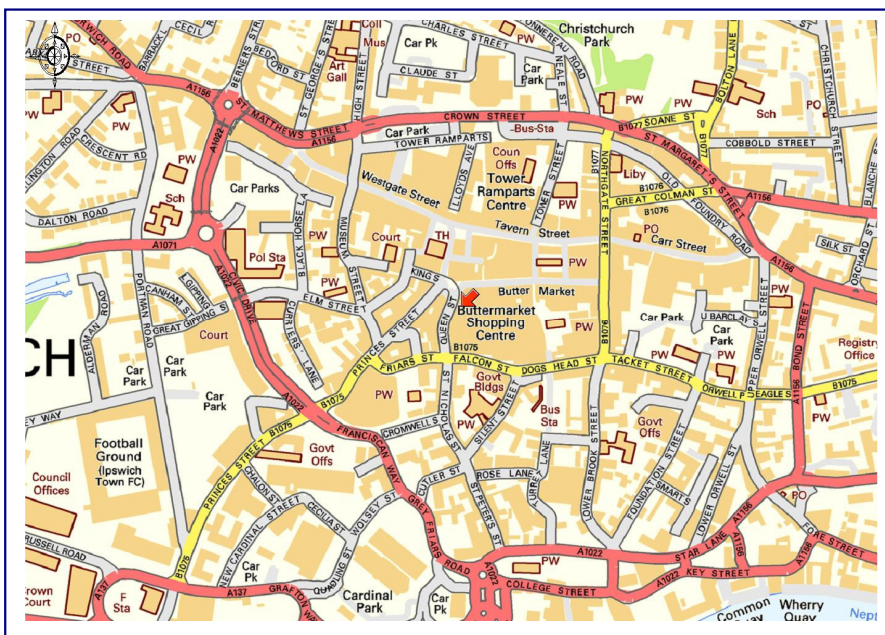
A full copy of the EPC is available upon request, reference 0290-4011-0361-0420-9044, rating E122.

## Viewing

To view or for further information, please contact the sole agents:

Paul Keen or Robin Cousins at Penn Commercial, Suite C Orwell House, Fox's Marina, The Strand, Wherstead, Ipswich, Suffolk IP2 8NJ.  
Tel: 01473 211933. Fax: 01473 682266.  
Email: [paul@penncommercial.co.uk](mailto:paul@penncommercial.co.uk) or [robin@penncommercial.co.uk](mailto:robin@penncommercial.co.uk)

## Subject to Contract



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