

**TO LET**  
WITH  
INCENTIVES



## PROMINENT RETAIL WAREHOUSE PREMISES WITH OPEN A1 NON-FOOD CONSENT

Suffolk Retail Park Ipswich, Suffolk IP1 2EJ



Approx **12,785 sq ft** in total  
– 8,595 sq ft ground floor retail, 4,190 sq ft mezzanine





## LOCATION:

The premises are prominently located on the Suffolk Retail Park, which is situated on the A1214 Yarmouth Road, in Ipswich. Other occupiers include The Range, Dunelm, Halfords and Argos; there is a Lidl foodstore opposite. Close by is DW Fitness, Sainsburys, Wickes, Pets at Home and Matalan.

## DESCRIPTION:

The premises comprise a spacious ground floor showroom with a first floor sales area. There is good on-site car parking. The premises would suit a variety of leisure, gym, car dealership and showroom uses, subject to planning permission.

## TENURE:

To let with incentives

## TERMS:

The premises are available by way of assignment at a rent of £207,200 per annum exclusive, with a lease expiry on 8th July 2022. Alternatively our clients will consider a sublease, for a term of years to be agreed, at a rent of £120,000 per annum exclusive.

**Service charge: £9,500 pa**  
**Rates payable: £86,700 pa**

## LEGAL COSTS:

Each party to bear their own legal costs.

## VIEWING:

Strictly by prior arrangement with the joint agents.



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