

**SHOP TO LET
ON AN ESTABLISHED SHOPPING PARADE**

FLOOR AREA APPROX 141.48 SQ M (1,523 SQ FT)



17 Meredith Road, Ipswich IP1 6ED

- Shop with A1 use
- Large retail catchment area
- Customer parking to the front
- To let £20,000 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 property is situated in Meredith Road, Ipswich, to the west of the town centre just off Norwich Road. There are a variety of shops in the shopping parade including Aldi, McColl's, Ladbroke's, Fruit & Vegetables, Bakers, Takeaways, Hairdressers, Café and Charity Shops.

Description

Former Co-Op Pharmacy situated next to the Subway premises. The property provides a double fronted, double glazed shop front with middle opening door (to be fitted) and access ramp. There are staff facilities, a storage area and rooms, WC, A/C, tiled floor, strip lights and a rear access for deliveries. Also benefiting from customer parking to the front.

Accommodation

All dimensions and areas are approximate:

Shop Floor Area	102.75 sq m	1,106 sq ft
Storage Room 1	4.92 sq m	53 sq ft
Office	6.87 sq m	74 sq ft
Storage Room 2	26.94 sq m	290 sq ft
Total Floor Area	141.48 sq m	1,523 sq ft

Services

We understand that all mains services are available, 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.

Business Rates

Rateable Value 2017
£6,400

Rates Payable
£3,072

However, we would recommend that all interested parties make their own enquiries with Ipswich Borough Council Business Rates Department on 01473 432281.

Planning

We understand that the property currently has consent for A1 Retail. However we would recommend that all interested parties make their own enquiries with Ipswich Borough Council Planning Department on 01473 432000.

Terms

The property is available to let on new internal repairing and insuring sub lease terms, for a term of years (maximum 15 years) to be agreed, at a commencing rental of £20,000 per annum exclusive plus VAT, with 5 yearly rent reviews.

Legal Costs

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

Energy Performance Certificate

A full copy of the EPC is available upon request, reference number 0295-9911-0330-7700-4603, rating C54.

Vat

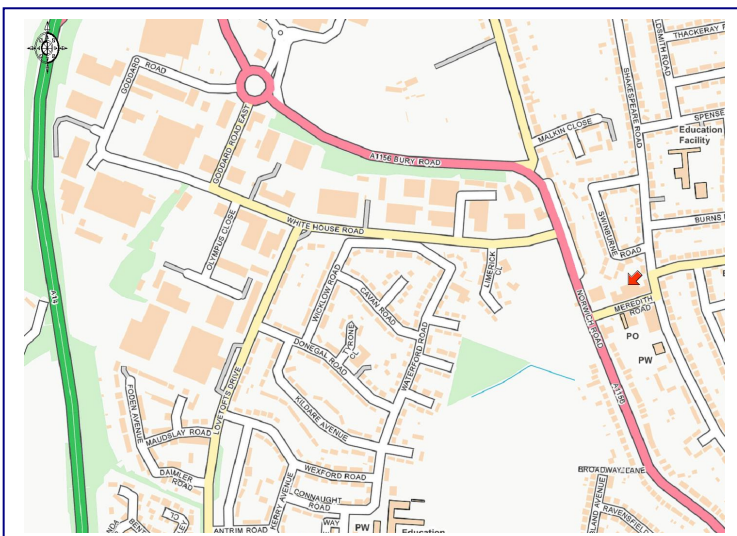
VAT is payable on the asking rental under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Viewing

To view or for further information, please contact:

Paul Keen 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

Subject To Contract



NOTICES RELATING TO PROPERTY MISREPRESENTATION, PROPERTY MISDESCRIPTIONS & FINANCIAL SERVICES ACTS

Penn Commercial as agents for vendors/lessors of this property gives notices that: 1. The information contained within these particulars has been checked and is understood to be materially correct at the date of publication. 2. All descriptions, statements, dimensions, references to availabilities, conditions and permissions for use, and occupations of other details are given in good faith. However, they are made without responsibility, and should not be relied upon as representations of fact. Intending purchasers or tenants should by enquiry to this office satisfy themselves as to the correctness and availability in each case before arrangements are made to travel and view. 3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of value added tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect to any transaction. 4. All plant machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however, been tested and, nor any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property. 7. Penn Commercial does not hold itself out as providing any legal financial or other advice. These particulars do not constitute advice and you should not rely on this material in making (or refraining from making) any decision to take (or refrain from taking) any action. 8. The information contained in these particulars is of a general nature and may not be applicable to your own specific circumstances. If you are in any doubt, please seek professional advice.