

**TO LET GROUND FLOOR OFFICES WITH BASEMENT
APPROX. 122.59 SQ M (1,320 SQ FT)**

**FOR SALE OFFICES WITH POTENTIAL FOR
RESIDENTIAL CONVERSION
APPROX. 220.83 SQ M (2,377 SQ FT)**



26 Princes Street, Ipswich, IP1 1RJ

- Located in Ipswich's principal office area
- 2 minutes' walk from Ipswich Train Station
- 5 minutes' walk to Town Centre & The Waterfront
- Ground floor office To Let on new lease at a rent of £15,000 per annum exclusive or For Sale as a whole, price on application



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 prominently located in the heart of Ipswich's prime commercial office area, overlooking the junction between Princes Street and Friars Street, directly opposite Willis Plc's landmark black glass headquarters building. London Liverpool Street is just over an hour away by train.

Other nearby occupiers include national banks, building societies, estate agents and recruitment agencies. Public car parks, restaurants and bars, the main bus station and Ipswich Waterfront are all within easy walking distance.

Description

The property comprises a three-storey building with prominent display windows fronting on to Princes Street. The ground floor comprises office accommodation with kitchen and WC facilities at the rear of the property, together with a basement and small courtyard.

The upper 2 floors are fully self-contained and are available by separate negotiation, or the whole property is for sale freehold.

Accommodation

All dimensions and areas approximate:		
Ground Floor Office	59.74 sq m	643 sq ft
Ground Floor Kitchen	3.95 sq m	43 sq ft
Ground Floor 2 WCs	-	-
Basement	58.90 sq m	634 sq ft
First Floor Offices	55.38 sq m	596 sq ft
Second Floor Offices	41.53 sq m	447 sq ft
Second Floor Store	0.59 sq m	6 sq ft
Second Floor Kitchen	0.79 sq	8 sq ft
Second Floor 2 WCs	-	-
Total	220.83 sq m	2,377 sq ft

Services

We understand that mains electricity and water are connected to the property.

Planning

The property currently has A2 consent. We would recommend that all interested parties contact Ipswich Borough Council on 01473 432000.

Business Rates

	Rateable Value	Rates Payable
Ground Floor & Basement	£10,814	£5,039.32
Whole Premises	£15,000	£6,990

We would recommend that all interested parties contact Ipswich Borough Council on 01473 433851.

Terms

The ground floor and basement premises are available to let on new full repairing and insuring lease terms, for a term of years to be agreed, at a commencing rental of £15,000 per annum exclusive. For sale freehold for the whole premises, price on application.

Energy Performance Certificate

A full copy of the EPC is available upon request, reference 9200-3089-0997-0890-9595 rating E105.

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.

Legal Costs

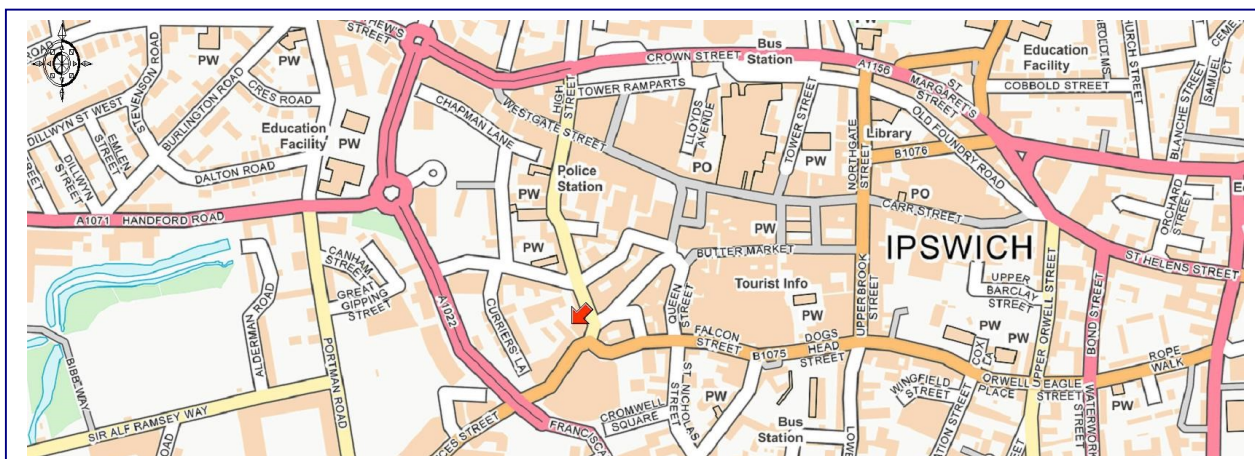
Each party to bear their own legal costs.

Viewing

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

Vanessa Penn at Penn Commercial,
Suite C Orwell House, Fox's Marina, The Strand,
Wherstead, Ipswich, Suffolk IP2 8NJ
Tel: 01473 211933. Fax: 01473 682266.
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Subject to Contract



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