

FREEHOLD RETAIL INVESTMENT FOR SALE LET TO BLUE CHIP COVENANT

APPROX 120.1 SQ M (1,292 SQ FT)

Producing an Income of £22,000 per annum exclusive



474 Felixstowe Road, Ipswich IP3 8SU

- **East Ipswich location, easy access to A14/A12 and town centre**
- **Lock up retail premises with onsite parking**
- **Let on 10 year lease to Johnsons Cleaners UK Limited**
- **For sale freehold £299,950 subject to the existing tenancy**



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 to the east of Ipswich town centre and benefit from excellent vehicular and pedestrian passing trade. Felixtowe Road is a main arterial road into the town centre. The property is situated in a prominent position in close proximity to St Augustines roundabout. The area is a mix of residential and commercial occupiers to include Kentucky Fried Chicken, newsagents, vets and others.

Description

The premises comprise a former petrol filling station which has been converted into Johnsons Dry Cleaners, with good forecourt parking for customers.

Accommodation

 (All dimensions and areas approximate)

Retail Sales Area	115.2 sq m	1,240 sq ft
Mess/Staff Room	4.9 sq m	52 sq ft
WC		
Total Area Approx	120.1 sq m	1,292 sq ft

Services

We understand that all mains services are available.

Planning

The property currently has A1 retail consent, however, all interested parties should contact Ipswich Borough Council on 01473 432000.

Business Rates

Rateable Value 2010
£20,500

Rates Payable
£10,106.50

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

Tenure and Tenancies

The property is let on a 10 year lease from 17th December 2014 with 5 yearly rent reviews at a passing rent of £22,000 per annum exclusive. There is a break clause on 17th December 2019. The tenant, Johnsons Cleaners UK Limited is a fully owned subsidiary of Timpson Group PLC.

Price

Offers in the region of £299,950 are requested for the freehold interest subject to the existing tenancy.

Legal Costs

Each party to bear their own legal costs.

Energy Performance Certificate

A full copy of the EPC is available upon request, reference 0790-3934-0318-0950-2070, rating F132.

Vat

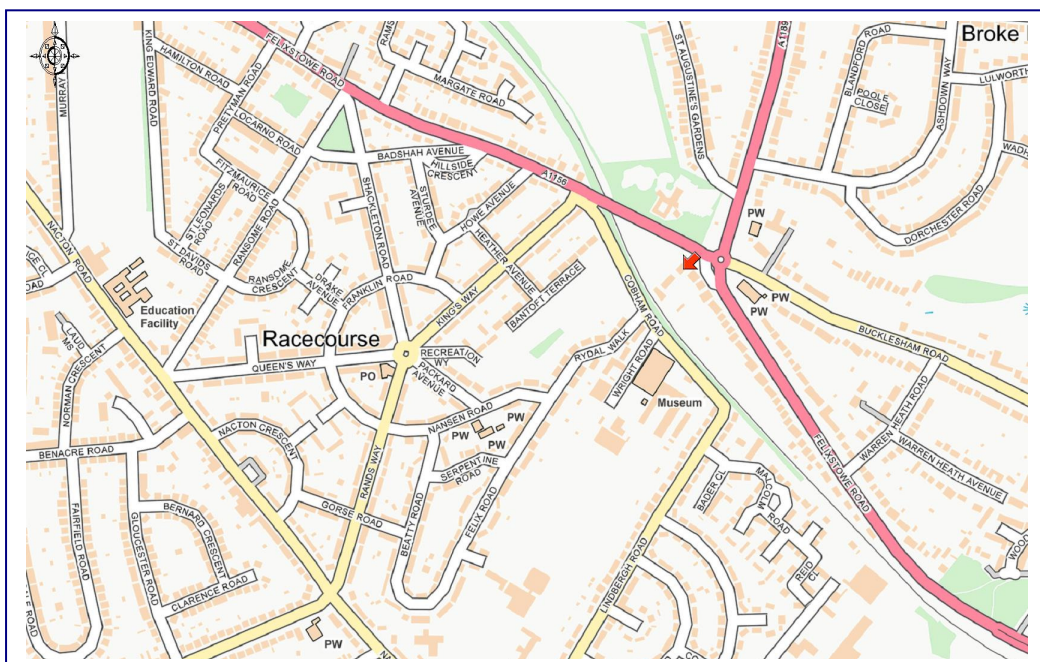
VAT is payable on the purchase price under the Finance Act 1989.

Viewing

To view or for further information, please contact:

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Subject to Contract



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