

# **TO LET TOWN CENTRE RETAIL UNIT IN PROMINENT POSITION. MAY SUIT A2/A3 USES S.T.P.P.**

**APPROX 328.78 SQ M (3,539 SQ FT)**



**19 Upper Brook Street, Ipswich, Suffolk, IP4 1EG**

- **Prominent town centre location opposite The Buttermarket, Boots Opticians & Café Nero**
- **Close to public car parks**
- **To let on a new lease £39,950 p.a.x.**
- **Large ground floor with further retail/storage space on first.**



## Location

Ipswich is the administrative and county town of Suffolk with a resident population of 130,000 and a retail catchment population of approximately 300,000. The town lies on the River Orwell, 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 occupies a prominent position on Upper Brook Street. The property benefits from good frontage on to The Buttermarket. The property lies opposite to Café Nero and Boots Opticians. Other nearby traders include CEX, William Hill, Savers, Hughes and Jessops.

## Description

The premises are arranged over ground and first floors. The property benefits from a 260 space NCP car park to the rear of the building.

## Accommodation (all dimensions approximate)

Ground Floor Retail	189.47 sq m	2,040 sq ft
GF Ancillary	18.14 sq m	195 sq ft
First Floor Retail	97.53 sq m	1,050 sq ft
FF Ancillary	23.64 sq m	254 sq ft
<b>Total Floor Area</b>	<b>328.78 sq m</b>	<b>3,539 sq ft</b>

## Planning

We understand that the property is currently A1 retail use, we would recommend that all interested parties contact Ipswich Borough Council on 01473 432000.

## Business Rates

Rateable Value 2017	Estimated Rates Payable
£23,000	£10,718

All interested parties should contact Ipswich Borough Council on 01473 433851.

## Services

We understand that mains electricity and water 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.

## Terms & Tenure

The premises are available to let on a new full repairing and insuring lease, for a term of years to be agreed, at a rental of £39,950 per annum exclusive.

## Legal Costs

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

## EPC

A full copy of the EPC is available upon request, reference number 0841-3015-0016-0800-3005. Rating C71.

## 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.

## Viewing

To view or for further information, please contact the agent:

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: [robin@penncommercial.co.uk](mailto:robin@penncommercial.co.uk)

## Subject to Contract and Vacant Possession



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