

IPSWICH, SUFFOLK, IP1 2AS

# Westgate Quarter

TO  
**LET**



FROM 1,500 UP TO  
**3,000 sq.ft**  
ABUNDANT CAR PARKING ADJACENT



- Prominent new single storey restaurant/café
- Adjacent to the new Westgate theatre square and New Wolsey Theatre
- Benefiting from excellent passing trade, footfall from the main town centre and office/professional district
- Covered and surface car parking (550 spaces)



## IPSWICH

Ipswich is the administrative and county town of Suffolk and is one of the principal commercial and financial centres of East Anglia with a population of approximately 134,700.

The premises will be situated in the Westgate Quarter which is a mixed use area including residential, car parking and leisure around the New Wolsey Theatre. The area above the Spiral Car Park is to be transformed into a vibrant new public space with a new restaurant to become Westgate Theatre Square. There will be a new pedestrian crossing over Civic Drive and a new link bridge providing a direct route to Westgate Street.

The premises will benefit from excellent passing traffic and car parking, with direct links to the main town centre and nearby retailers including Morrisons, Tesco, Marks & Spencer, Monsoon, Greggs, WHSmith and other national restaurant chains. The main professional/office district is close by with major employers including Axa, Willis, Churchill, Ipswich Borough Council, Suffolk County Council and Birketts.

## ACCOMMODATION

The restaurant will be constructed to a shell specification with fully glazed frontage to the Square and with bench style seating, as indicated on the plans, circa 90-110 covers internally and 30-60 covers externally. The smaller unit would accommodate approximately half the estimation. The restaurant would be suitable for a branded chain, bistro, café/patisserie, quick service restaurant.

## PLANNING

Resolution to grant planning for a restaurant of GIA 1500sq/ft has been agreed with the Local planning Authority, and the increase to 3000sq/ft agreed in principle, subject to details.

## TERMS

The restaurant will be available on new full repairing and insuring lease terms, at a rental to be agreed, or alternatively for sale freehold.

## RATES

To be assessed.

**IPSWICH** THE  
CENTRAL HUB  
OF EAST ANGLIA

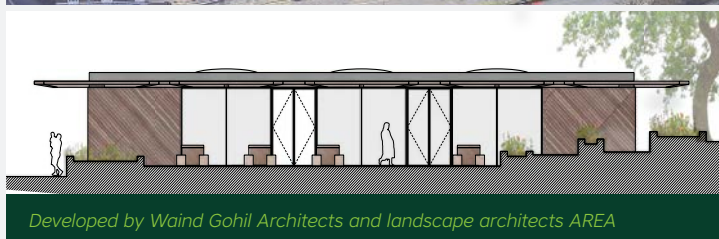


← IPSWICH  
POPULATION  
**134,700**

**23,000**  
MORE TOURISTS  
A YEAR SINCE 2011

LOCAL ECONOMY SUPPORTS A HIGH PROPORTION  
OF SMALL AND MEDIUM SIZED BUSINESSES

**11%** POPULATION INCREASE → 13,500  
(2004-2013) 8TH FASTEST GROWING POPULATION RATE IN THE COUNTRY



01473 211933  
www.penncommercial.co.uk  
vanessa@penncommercial.co.uk  
Contact: Vanessa Penn

