

**TO LET
TAKE AWAY SHOP
APPROX 58.40 SQ M (628.7 SQ FT)**



65 Foxhall Road, Ipswich, Suffolk, IP3 8JX

- High footfall location on busy arterial road
- Close to Town Centre
- 2 car parking spaces
- New lease £8,500 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 a prominent position on Foxhall Road, a busy main route in to and out of Ipswich. Nearby occupiers include The Co-operative, Pizza Hut and a Premier store as well as long established local fast food outlets. All the town's main amenities are within easy walking distance.

Description

The premises comprise a ground floor restaurant/retail area, with double frontage.

Accommodation

(all areas are approximate only and subject to survey)

Retail Area	23.8 sq m	256.2 sq ft
Preparation Area	10.7 sq m	115.2 sq ft
Kitchen	8.6 sq m	92.6 sq ft
Rear Storage	15.3 sq m	164.7 sq ft
Total Exc. Basement	58.4 sq m	628.7 sq ft
Basement	13.7 sq m	147.5 sq ft

Planning

The property currently has A5, hot food takeaway consent; however, all interested parties should make their own enquiries with Ipswich Borough Council on 01473 432000.

Services

We understand that mains electricity and water are connected to the property, 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	Estimated Rates Payable
£4,150	£1,933

We understand small business rates relief may be available and would recommend that all interested parties contact Ipswich Borough Council Business Rates Department on 01473 433851.

Terms & Tenure

The premises are available to let on a new internal repairing and insuring lease, for a term of years to be agreed, at a rental of £8,500 per annum exclusive. Incentives available, subject to a long lease and covenant strength.

Legal Costs

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

Vat

VAT is not applicable on the rent.

Energy Performance Certificate

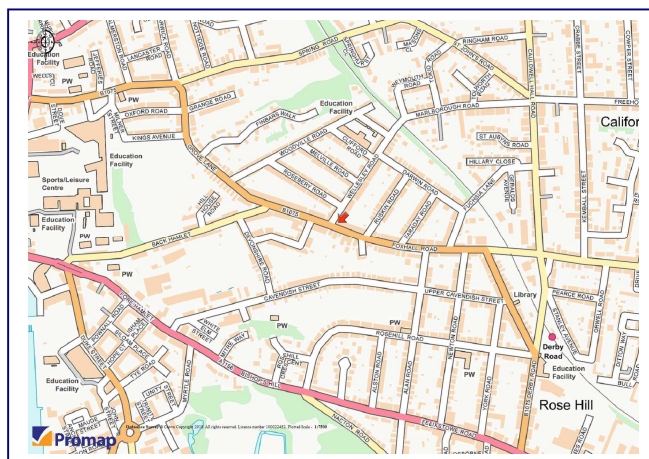
A copy of the EPC has been requested.

Viewing

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

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.
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Subject to Contract



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