

**TO LET  
GRADE II LISTED RETAIL PREMISES  
WITH FLAT S.T.P.P  
APPROX 106 SQ M (1,141 SQ FT)**



**33A St Peters Street, Ipswich, Suffolk IP1 1XF**

- Located in a busy thoroughfare
- Close to town centre and Waterfront
- Easy access to Town Centre & Railway Station
- Good vehicular & pedestrian passing trade
- To Let on short term lease £12,000 P.A.X



## Location

Ipswich is the administrative and county town of Suffolk with a resident population of 150,000 and a retail catchment population of approximately 320,000. 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 property occupies a prominent position in St Peters Street, in a niche town centre trading location. The neighbouring occupiers include retailers, bars and restaurants.

## Description

The property is of brick construction under a pitch tiled roof arranged upon ground, first, second floor and basement. The premises are in good condition internally and externally having been recently refurbished throughout, and provide productive retail space which is to a good standard.

## Accommodation (all dimensions approximate)

	To be measured	To be measured
Basement		
Ground Floor	46.07 sq m	496 sq ft
First Floor	20.3 sq m	218 sq ft
Second Floor	39.5 sq m	425 sq ft
<b>Total Area</b>	<b>106 sq m</b>	<b>1,141 sq ft</b>

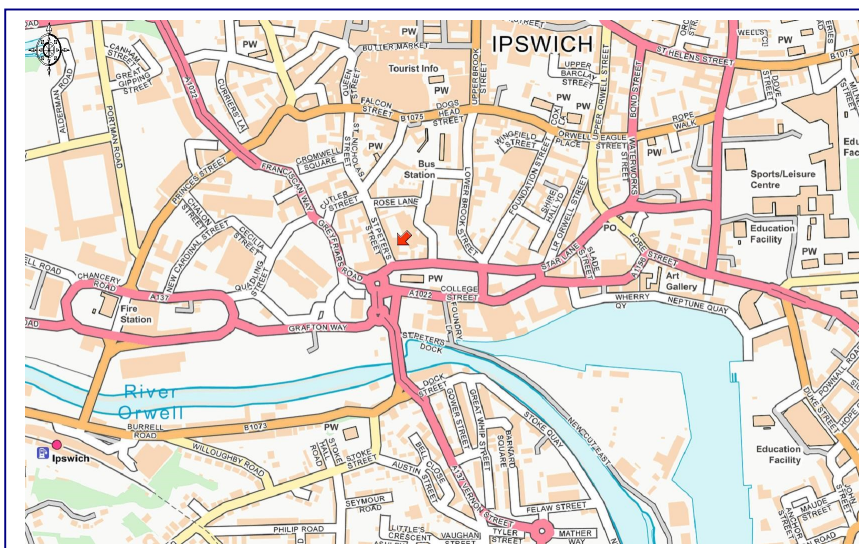
## Planning

The property currently has A1 retail consent, but may suit other uses. All interested parties should contact Ipswich Borough Council on 01473 432000.

## Business Rates

Rateable Value 2017	Estimated Rates Payable
£7,000	£3,360

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



## Services

We understand that mains electricity, water and drainage 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 property is being offered to let on a new FRI lease at a commencing rent of £12,000 p.a.x

## 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 0040-2997-0352-1480-0020, rating G151.

## 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 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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