

**TO LET
TOWN CENTRE SHOP/SALON/OFFICE**

APPROX 34.10 SQ M (366 SQ FT)



42a Tacket Street, Ipswich, IP4 1BA

- **Prominent location within the town centre close to main NCP car park and a number of independent retailers**
- **Parking available for 2 vehicles**
- **To Let £7,000 per annum exclusive**
- **High footfall location**



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 located to the south east of the town centre and within close proximity to the education quarter and the Waterfront. The property is situated on a prominent corner position on the junction between Tacket Street and Foundation Street.

Description

Mid-terraced shop, currently trading as a hairdressers in a high footfall location in Ipswich. There is intercom entry, tiled floor, daylight natural lighting, front retail space with rear storage behind, kitchenette and W/C. There are two car parking spaces to be assigned with this property

Accommodation (All dimensions and areas approximate)

42a Tacket Street (Fusion Hairdressers)

Retail area	15.46 sq m	166 sq ft
Rear sales area	12.49 sq m	134 sq ft
Kitchen	6.15 sq m	66 sq ft
WC	-	-
Total net internal area	34.10 sq m	366 sq ft

Planning

The property currently has A2 office consent. We would recommend that all interested parties contact Ipswich Borough Council on 01473 432000

Services

We understand that mains electricity and water are available.

Terms

Available to let on new full repairing and insuring lease terms, for a term of years to be agreed, at a commencing annual rental of £7,000 per annum exclusive.

Legal Costs

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

Business Rates

Rateable Value 2017
£3,900

Rates Payable
£1,817

Energy Performance Certificate

Full copies of the EPC is available upon request under reference number 0410-0039-8649-6804-7006. Rating C53

Vat

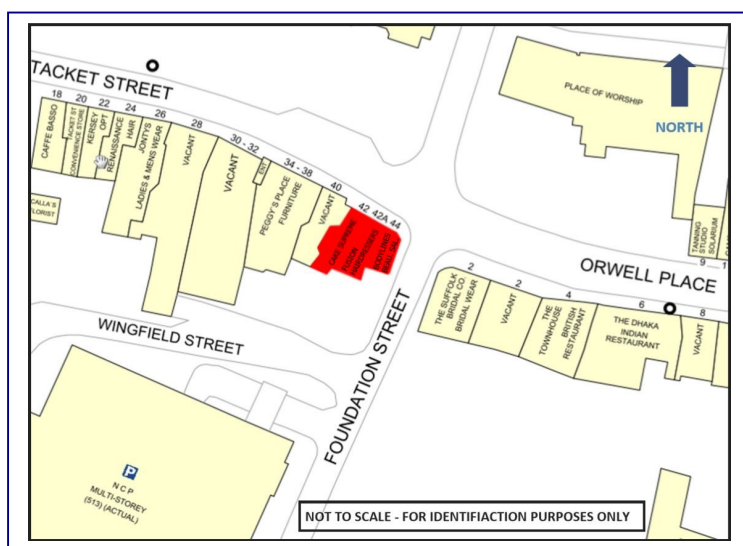
VAT is payable on the rent under the Finance Act 1989.

Viewing

To view or for further information, please contact:

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Subject to Contract



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