

TWO NEW CAFÉ/RESTAURANT UNITS AVAILABLE TO LET (s.t.p.p)

APPROX 139.35 SQ M (1,500 SQ FT) PER UNIT



Bankside, Grafton Way, Ipswich, IP1 1AX

- High profile location with excellent vehicular passing traffic of 14,000 vehicles per day
- Would suit A1, A3 & A5 use classes s.t.p.p
- Completed to shell specification ready for tenants fit out with shared car parking spaces & provision for external seating



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 site is situated between Bridge Street and Princes Street along the north bank of the River Orwell, with frontage to Grafton Way. The railway station is a few minutes' walk away. Close by is the thriving Ipswich waterfront with a number of residential apartments, hotel, restaurants, offices and University of Suffolk campus.

Opposite the site is the Cardinal Park Cineworld cinema and restaurant complex where tenants include Harvester, Nandos, Frankie & Benny's, McDonald's drive thru, Ask, Punch & Judy, Flux trampoline centres and KFC drive thru restaurants. The site occupies a high profile location with excellent vehicular passing traffic of 14,000 vehicles per day.

Description

The units will be completed to a shell specification ready for tenants' fit out. There will be shared car parking spaces and provision for external seating.

Accommodation

(all areas are approximate only and subject to survey)

Unit 1	139.35 sq m	1,500 sq ft
Unit 2	139.35 sq m	1,500 sq ft
Net Internal Floor Area	278.70 sq m	3,000 sq ft

Business Rates

Rateable Value 2017

To be assessed

Estimated Rates Payable

To be assessed

For further information please contact Ipswich Borough Council on 01473 433851.

Terms & Tenure

The units will be available on new full repairing and insuring lease terms, rent on application.

Energy Performance Certificate

To be assessed.

Legal Costs

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

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

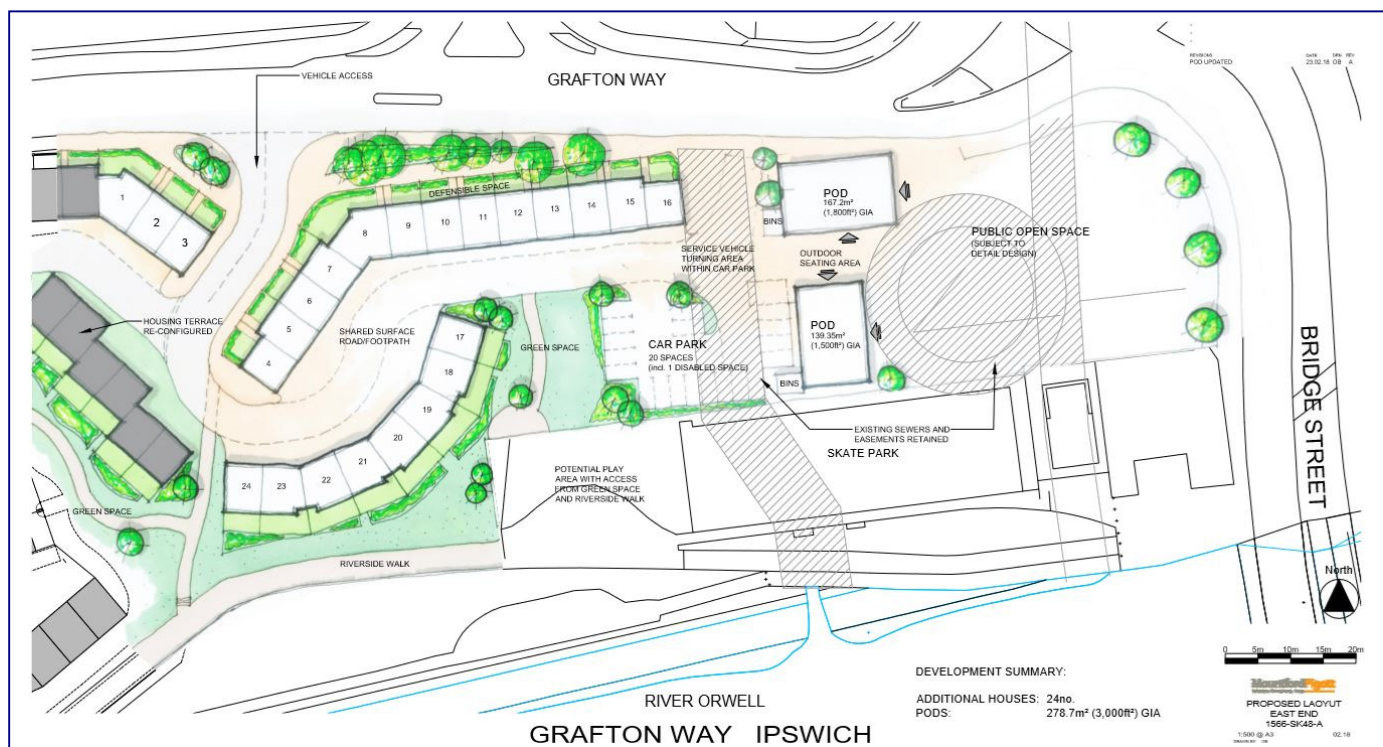
To view or for further information, please contact the sole agents:

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Subject to Contract



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