

PROMINENT MAIN ROAD RETAIL PREMISES TO LET

TOTAL AREA APPROX 42.2 SQ M (455 SQ FT)



59 Felixstowe Road, Ipswich IP3 8DY

- High vehicular passing trade
- Main arterial route into town centre
- Prominent position, easy access to main A14
- Forecourt parking
- To let new lease £5,200 per annum exclusive



Location

Ipswich is the administrative and county town of Suffolk with a resident population of 130,000 and a retail catchment population of approximately 300,000. 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 premises are situated in a prominent position on Felixstowe Road to the south east of Ipswich town centre, which is one of the main routes into the town with excellent vehicular passing trade. Easy access to the main A14/A12.

Description

The property comprises a semi-detached retail shop on a busy route in to the town. There is forecourt parking to the front of the property, and side pedestrian access.

Accommodation (all dimensions approximate)

Ground Floor

| | | |
|-----------|-----------|-----------|
| Main Shop | 32.2 sq m | 347 sq ft |
| Basement | 10 sq m | 108 sq ft |

| | | |
|-------------------------|------------------|------------------|
| Total Floor Area | 42.2 sq m | 455 sq ft |
|-------------------------|------------------|------------------|

Services

We understand that mains electricity and water are available.

Planning

The property currently has A1 retail consent, all interested parties should contact Ipswich Borough Council on 01473 432000

Business Rates

| Rateable Value 2017 | Estimated Rates Payable |
|---------------------|-------------------------|
| £2,850 | £1,328.10 |

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

Terms & Tenure

The premises are 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 £5,200 per annum exclusive.

Legal Costs

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

EPC

A copy of the EPC has been requested and should be available shortly.

Vat

To be advised. All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989.

Viewing

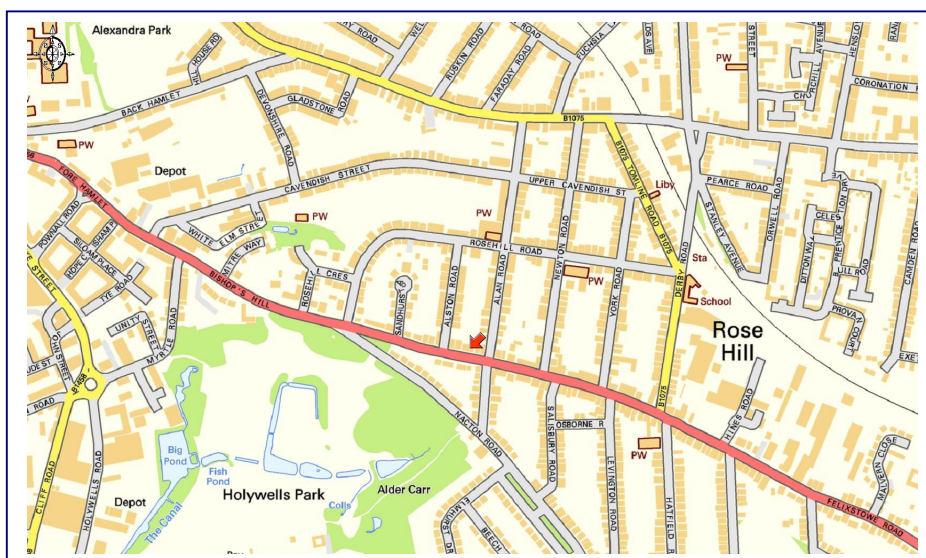
To view or for further information, please contact:

Vanessa Penn or 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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