

TO LET
TOWN CENTRE RETAIL PREMISES
APPROX 77 SQ M (835 SQ FT)



33 Buttermarket, Ipswich, IP1 1BH

- Adjacent to Joules, Robert Gatwood, Jones & Co., Jessops, Lakeland
- Three storey retail premises with basement
- Close to The Buttermarket shopping centre
- New lease available £22,000 p.a.x



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 The Buttermarket, one of Ipswich's main pedestrianised shopping streets, close to the Buttermarket Shopping Centre with it's recently refurbished food court and large carpark.

Description

A well-presented ground floor shop benefitting from a forecourt and rear vehicular access. The shop has an aluminium shop front, long shop window and single opening door. The sales area is 286 sq ft. with a 4.6 m frontage. The premises would suit many uses.

Accommodation (all dimensions approximate)

Ground Floor Retail	26.6 sq m	286 sq ft
First Floor Office	15.5 sq m	166 sq ft
Second Floor	23 sq m	247 sq ft
Basement Storage	12.5 sq m	134 sq ft
Total Floor Area	77.6 sq m	835 sq ft

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
£13,000	£7,639

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

Services

We understand that mains electricity and water are available, however we would recommend that all interested parties check with the relevant statutory authorities.

Terms & Tenure

The premises are available to let on new internal repairing and insuring lease terms, for a term of years to be agreed, at an annual rental of £22,000 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.

Vat

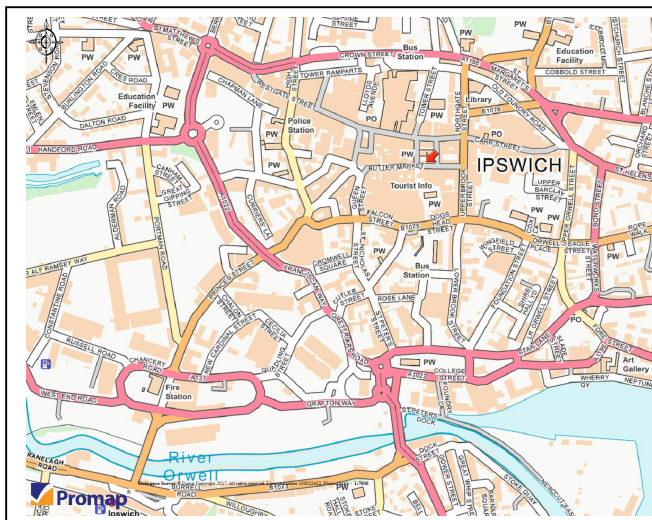
To be advised

Viewing

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

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Subject to Contract



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