

TO LET TOWN CENTRE SHOP WITH BASEMENT IN PROMINENT POSITION

APPROX 205 SQ M (2,209 SQ FT)



24 Carr Street, Ipswich IP4 1EJ

- Prominent town centre location
- Close to public car parks
- Ground floor sales area with basement
- Good frontage
- To let from £15,000 per annum exclusive Year 1
- 6 month rent free period available
- Short term lease would be considered



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 retail unit occupies a prominent position on the south side of Carr Street, close to the junction with Upper Brook Street. Nearby traders include Poundland, Peacocks, Cotswold Outdoors, Specsavers, Sports Direct, Costa and Starbucks.

Description

The property is a shop at ground floor, plus a basement, and it benefits from good frontage onto Carr Street with some return frontage. The shop currently has a large storage area to the rear that the Landlord is willing to remove to enlarge the retail area. There is a staff toilet.

A large loading yard to the rear of the property is shared with the occupier next door (Sue Ryder). Also to the rear there is a public NCP car park.

Accommodation (all dimensions approximate)

Ground Floor	120.30 sq m	1,295 sq ft
Basement	84.90 sq m	914 sq ft
Total Floor Area	205.20 sq m	2,209 sq ft

Services

We understand that mains electricity and water 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.

Subject to Contract

Business Rates

Rateable Value 2017	Estimated Rates Payable
£24,750	£11,533.50

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

Planning

We understand that the property currently has A1 retail use consent, all interested parties should contact Ipswich Borough Council on 01473 432000.

Terms & Tenure

The premises are available to let, for a minimum term of 3 years, at a commencing rental of £15,000 per annum in Year 1, rising to £17,500 per annum exclusive in Year 3, with a 6 month rent free period. A short term lease would be considered. The service charge for 2018-2019 is £3,401.53 per annum exclusive.

EPC

Reference number 0160-0133-1749-3609-3092 rating D94.

Legal Costs

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

VAT

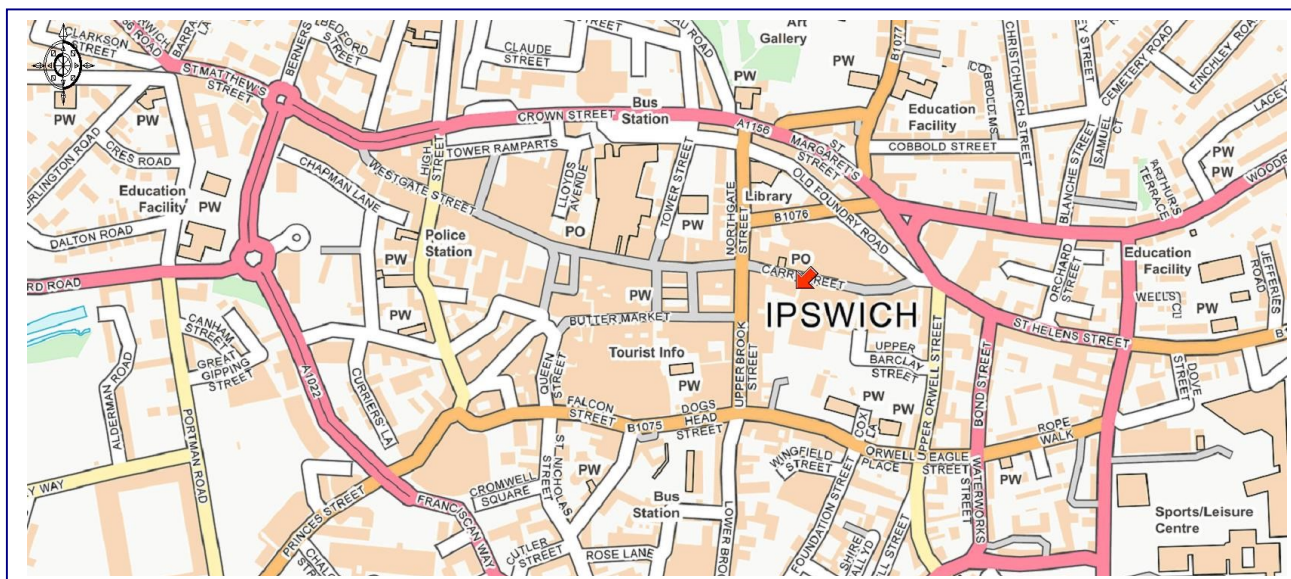
Is payable on all services.

Viewing

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

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