

**TO LET
SHOP AND TWO BEDROOM FLAT IN PROMINENT
POSITION**

GROUND FLOOR APPROX 81.29 SQ M (875 SQ FT)



280 Nacton Road, Ipswich, IP3 9JH

- High vehicular passing trade, prominent position
- Main arterial route into town centre
- Rear access/car parking
- To let £18,000 per annum exclusive to include two bedroom flat, with vacant possession



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 Nacton Road to the South East of Ipswich town centre, which is one of the main routes into the town with excellent vehicular passing trade.

Description

A well-presented ground floor shop and two bedroom flat, 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 720 sq ft and the kitchen/store is 155 sq ft. The premises would suit many uses. The shop has lock together flooring, UPVC windows and doors. There is rear access/car parking.

Accommodation (all dimensions approximate)

Ground Floor Shop

Sales Area	66.89 sq m	720 sq ft
Kitchen / Store	14.40 sq m	155 sq ft
Total Floor Area	81.29 sq m	875 sq ft

Planning

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

Services

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

Business Rates

Rateable Value 2017
£2,850

Estimated Rates Payable
£1,328.10

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

Terms

The property is available to let on new full repairing and insuring terms, for a term of years to be agreed, at a commencing annual rental of £18,000 per annum exclusive, to include the two bedroom flat with vacant possession.

Legal Costs

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

EPC

A full copy of the EPC is available upon request, reference number 9020-4942-0396-4950-9064, rating C66.

Vat

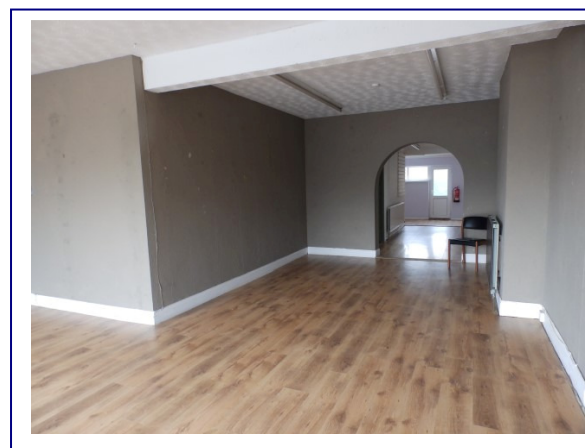
Is not applicable.

Viewing

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

Paul Keen at Penn Commercial,
Suite C Orwell House, Fox's Marina, The Strand,
Wherstead, Ipswich, Suffolk IP2 8NJ.
Tel: 01473 211933. Fax: 01473 682266.
Email: paul@penncommercial.co.uk

Subject to Contract



NOTICES RELATING TO PROPERTY MISREPRESENTATION, PROPERTY MISDESCRIPTIONS & FINANCIAL SERVICES ACTS

Penn Commercial as agents for vendors/lessors of this property gives notices that: 1.The information contained within these particulars has been checked and is understood to be materially correct at the date of publication. 2.All descriptions, statements, dimensions, references to availabilities, conditions and permissions for use, and occupations Of other details are given in good faith. However, they are made without responsibility, and should not be relied upon as representations of fact. Intending purchasers or tenants should by enquiry to this office satisfy themselves as to the, correctness and availability in each case before arrangements are made to travel and view. 3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of value added tax (VAT).Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect to any transaction. 4.All plant machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however, been tested and, nor any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property. 7. Penn Commercial does not hold itself out as providing any legal financial or other advice. These particulars do not constitute advice and you should not rely on this material in making (or refraining from making) any decision to take (or refrain from taking) any action. 8.The information contained in these particulars is of a general nature and may not be applicable to your own specific circumstances. If you are in any doubt, please seek professional advice.