

**25—31 Buttermarket, Ipswich IP1 1BH**



- Ground and extensive first floor retail sales
- Formerly Edinburgh Woollen Mills
- Substantial gross frontage of 68 ft and 21 ft return frontage
- New lease available
- Sub-division could be possible

**RENTAL OFFERS AROUND  
£40,000 PAX**

**Subject to Contract**

## **TO LET SUBSTANTIAL AND PROMINENT SHOP**

### **Summary of Accommodation**

Basement	490 sq ft
Ground floor sales	1000 sq ft
Storage cupboard	12.5 sq ft
First floor sales	964 sq ft
Staff room	90 sq ft
Changing room	26 sq ft
Office	44 sq ft
Second floor store	<u>250 sq ft</u>
<b>TOTAL (Excl. Basement)</b>	<b>1,518 sq ft (141 sqm)</b>

BRITANNIC HOUSE, 28 PRINCES STREET, IPSWICH, SUFFOLK IP1 1RJ

TELEPHONE: 01473 212656

EMAIL: [enquiries@bw-b.co.uk](mailto:enquiries@bw-b.co.uk) [www.bw-b.co.uk](http://www.bw-b.co.uk)

**LOCATION:** The subject property comprises a well located period shop within the pedestrianised section of The Buttermarket in the heart of Ipswich Town Centre. The property has a substantial frontage of around 68 ft and is opposite Sharps Furniture, close to Joules and Patisserie Valerie. The property is almost opposite the former BHS which has recently been refurbished and will be re-opening as Sports Direct shortly.

**ACCOMMODATION:** The property comprises a substantial shop with large first floor retail sales area and is arranged on lower ground, ground and two upper floors. The property previously traded as Edinburgh Woollen Mills for many years and has full lighting, air conditioning and full fire and security systems.

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**SERVICES:** The property is served by all mains services with mains water, electricity and drainage.

**PLANNING:** The property is Grade II Listed and has full Class A1 Retail Use on both ground and first floors.

**BUSINESS RATES:** The property is assessed as Shop & Premises - RV £48,000 in the current 2020/21 Rating List. Rates payable 2020/21 - £24,192. There is temporary relief available from Business Rates. Please contact Ipswich Borough Council for further details.

**TERMS:** The property is offered to let on a new full repairing and insuring lease for a term to be negotiated. Guide rental £40,000 pax, further terms upon application.

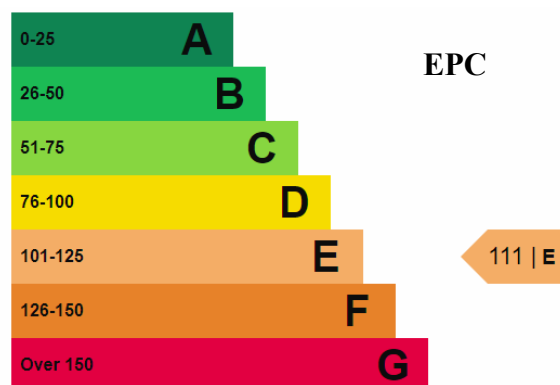
**EPC:** E111

**LEGAL COSTS:** Each party to be responsible for their own legal costs incurred in any transaction. A legal fee deposit may be required.

**VIEWING:** Strictly by prior appointment through Beane Wass & Box on

**Tel: (01473) 212656 or E-Mail: [enquiries@bw-b.co.uk](mailto:enquiries@bw-b.co.uk)**

**CONTACT: Richard Bertram or Julian Haywood Smith**



**Prepared November 2021**

Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content. Digital images have been used and some adjustments may have been made. In the event of the agents or the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether verbal or in writing such information or expression of opinion must be treated as given on the same basis as these particulars.