



- Prime Town centre location
- Potential for a wide variety of uses (stpp)
- New lease available
- Former Class A2 User
- Rear Loading & parking
-

Guide Rental
£20,000 PAX + Vat
SUBJECT TO CONTRACT

TO LET
Ipswich Town Centre
Ground Floor Shop
Class A2 Shop / Office

Summary of Accommodation

Ground floor 1,538 sq ft (143 sq m)
 2 on site Car Parking Spaces

LOCATION:

Situated in Ipswich town centre within the main commercial, retail and business district of the town.

DESCRIPTION:

The property comprises the entire ground floor within a four storey mixed use property, accessible from Princes Street. The premises also benefit from air conditioning.

ACCOMMODATION:

Ground Floor: Comprises main entrance, large sales/office area with good natural lighting. Separate male/female WC's

SERVICES:

All mains services are provided to the property including mains electricity, mains drainage, mains water and gas.

BUSINESS RATES:

To be re-assessed. Currently assessed as Office, used as Shop and Premises RV £24,250 in the 2017 Revaluation list.

TERMS:

The ground floor is available on a new lease, terms to be agreed, at a rental of £20,000 per annum exclusive plus Vat.

SERVICE CHARGE:

A service charge of £1,000 per annum will apply. Further details upon request.

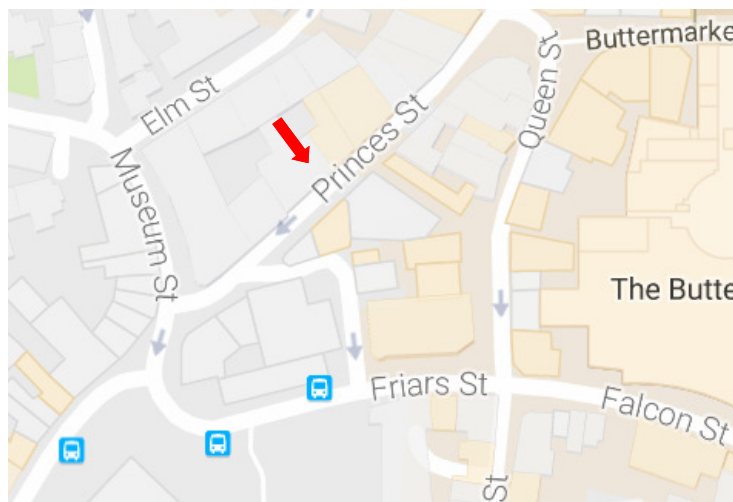
PLANNING:

The property has permission for Class A2 (Financial and Professional Services) (Now Class E) but could be suitable for other uses subject to planning permission. Please contact Ipswich Borough Council Planning Department.

LEGAL FEES: All parties to responsible for their own legal costs

VIEWING: By prior appointment through sole agents Beane Wass & Box on Tel: (01473) 212656 or enquiries@bw-b.co.uk

CONTACT: Richard Bertram

**Energy Performance Asset Rating**

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

77 This is how energy efficient the building is.

Prepared July 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.