

13-17 Thoroughfare, Ipswich, Suffolk, IP1 1BX



New Lease Available

- 280.53 sq m (3,020 sq ft)
- Excellent location in busy thoroughfare off the prime retail district
- Ground floor sales and kitchen 119.84 sq m (1,290 sq ft)
- First floor ancillary accommodation 96.60 sq m (1,040 sq ft)
- Basement storage 64.09 sq m (690 sq ft)

Town Centre
Café/Retail
Premises

Details

Location

Ipswich is the county town of Suffolk with a resident population of approximately 139,000 and a catchment of about 350,000.

The premises occupy a prominent corner position within a busy pedestrian thoroughfare linking the prime retail area of Tavern Street to the north and Buttermarket to the south. The premises adjoin a number of specialist retailers including White Stuff, Thorntons, F. Hinds Jewellers, Proctor’s Sausages and Heroes Fitness Stores.

Description

The premises comprise a retail unit with a fully glazed frontage and three separate entrances, arranged upon ground and first floors, together with basement storage. The premises have previously been used as a café, the ground floor being fitted with commercial kitchen, bar/servery area, recessed lighting, comfort cooling and laminate flooring.

Stairs lead to the first floor accommodation, including male/female and staff toilet facilities, ancillary offices, stores, staff room and shower room.

A floor hatch behind the ground floor bar area provides access to the basement.

Accommodation

The premises provide the following approximate floor areas:

Gross frontage	17m	(56 ft.)
Ground floor	119.84 sq m	(1,290 sq ft)
First floor	96.60 sq m	(1,040 sq ft)
Basement	64.09 sq m	(690 sq ft)
Total	280.53 sq m	(3,020 sq ft)

Terms

The premises are available on a new lease on terms to be agreed and at an initial rent of £48,500 per annum plus VAT.

Business Rates

From verbal enquiries with the local rating authority we understand that the premises are assessed as follows:

Rateable Value:	£32,750
Rates payable (2021/22):	£16,342.25 per annum

Local Authority

Ipswich Borough Council
Grafton House
15-17 Russell Road
Ipswich
Suffolk, IP1 2DE

Telephone: 01473 432000



NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Particulars

Prepared in March 2021.

Viewing

Strictly by prior appointment with the joint sole agents:

Fenn Wright

1 Buttermarket, Ipswich, IP1 1BA

01473 232 701
fennwright.co.uk

Contact Alistair Mitchell
 agm@fennwright.co.uk

Jones Lang LaSalle

22 Hanover Square, London, W1S 1JA

Tel: 020 7493 6040

Contact Tim Lloyd
 tim.lloyd@eu.jll.com

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