

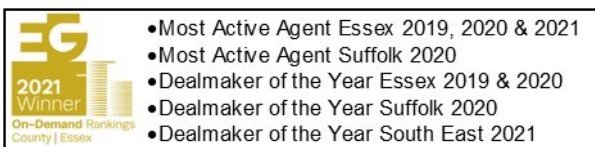
11 Thoroughfare, Ipswich, Suffolk, IP1 1BX



Attractive Two Storey Self-contained Shop

- Excellent location in busy thoroughfare off the prime retail district
- Ground floor retail unit with ancillary basement accommodation
- Available for immediate occupation

To Let
512 sq ft
(48 sq m)
£10,750 pax



Details

Location

Ipswich is the county town of Suffolk with a resident population of approximately 130,000 and a retail catchment of almost 320,000. The town is situated approximately 79 miles north east of central London, 43 miles south of Norwich and 18 miles north east of Colchester.

The property is situated on the south side of Buttermarket within the town centre. The Buttermarket is pedestrianised and forms part of the town centre retail core.

Neighbouring occupiers include White Stuff, The Botanist Bar & Restaurant and Barclays Bank.

Description

The premises is arranged over ground and basement. The ground floor provides a sales/office area with the basement providing ancillary staff/storage accommodation including a kitchen. Shared WC facility available.

The premises benefits from a glazed frontage and is fitted with heating/cooling and carpet floor coverings.

Accommodation

The property provides the following approximate net internal floor areas:

Ground Floor Sales	23.14 sq m	(249 sq ft)
Basement	20.80 sq m	(224 sq ft)
Store	<u>3.60 sq m</u>	<u>(39 sq ft)</u>
Total	47.54 sq m	(512 sq ft)

Services

We understand the property is connected to mains electricity, water and drainage.

We have not tested the services and all interested parties should rely upon their own enquiries with the relevant utility providers in connection with the availability and capacity of all those serving the property including IT and telecommunication links.

Business Rates

The property is assessed as follows:

Rateable Value:	£8,600
Rates payable (2022/23)	£4,291.40 per annum.

The rates are based on the UBR for the current year of 0.499p in the pound.

Small business rate relief may be available providing up to 1-00% relief. All interested parties should make their own enquiries with the local rating authority in order to verify their rates liability.

Local Authority

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

Telephone: 01473 432000

Terms

The premises are available on a new full repairing and insuring business lease upon terms to be agreed at an initial rent of £10,750 per annum exclusive.

A service charge is payable with further details available upon request.

Legal Costs

Each party to be responsible for their own legal costs.

GROUND FLOOR

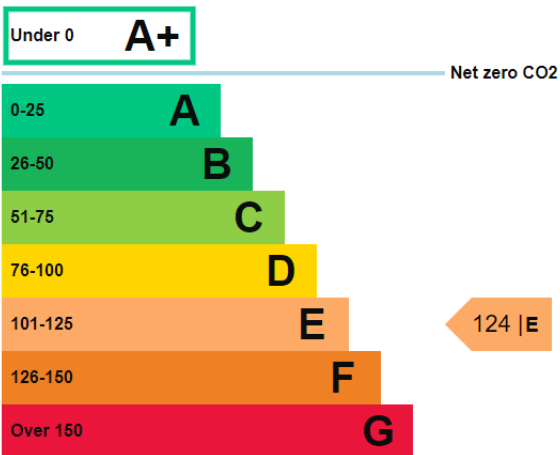


INDICATIVE FLOOR PLAN—NOT TO SCALE

Particulars

Prepared in May 2022.

Energy Performance Certificate



Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

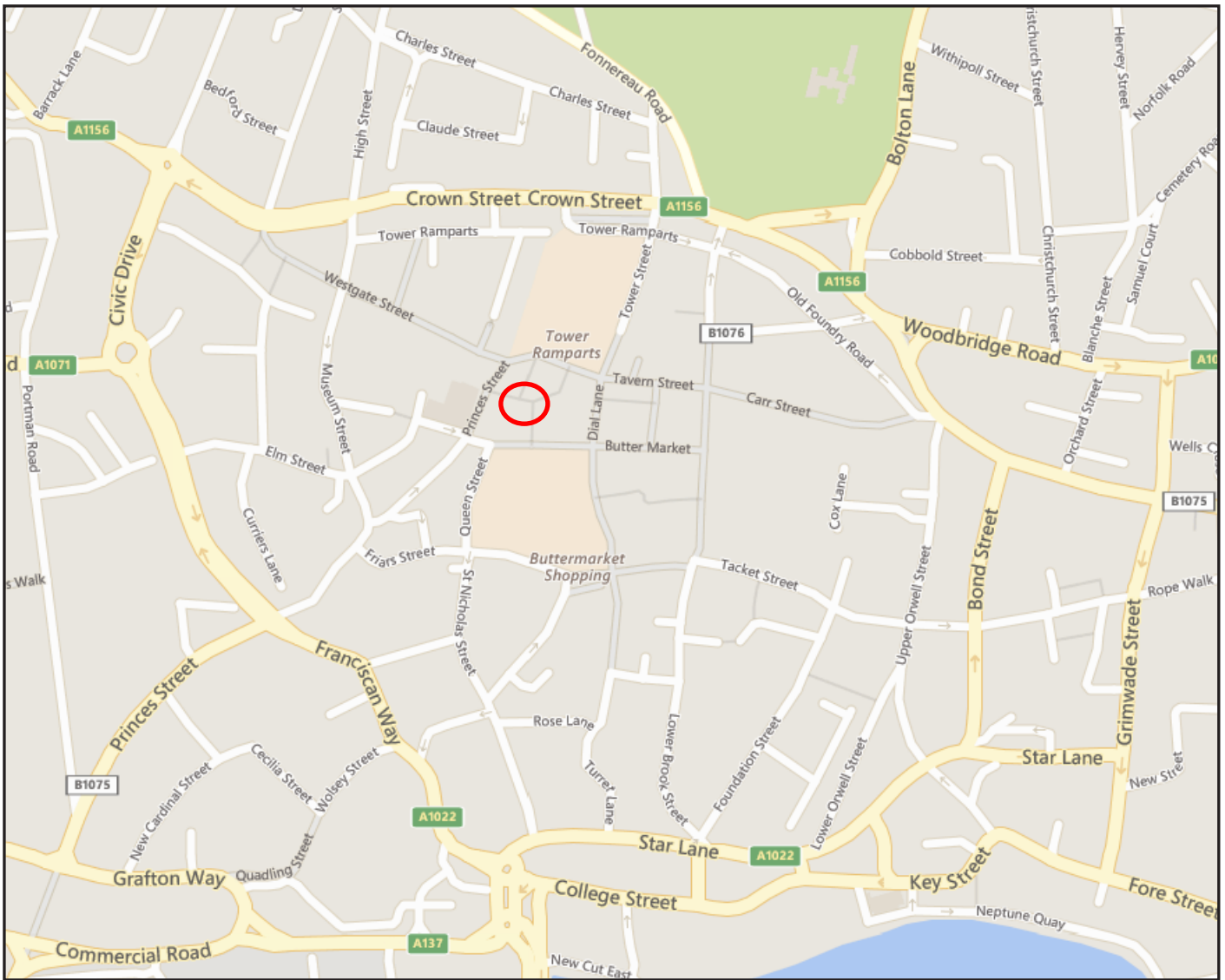
1 Buttermarket, Ipswich, IP1 1BA

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Contact Hamish Stone

hws@fennwright.co.uk



For further information call

01473 232 701

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