

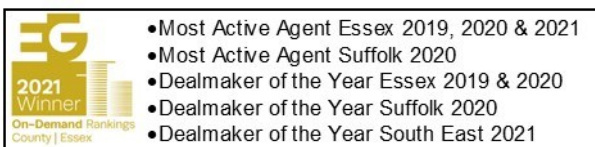
111 Felixstowe Road, Ipswich, Suffolk, IP3 8EA



To Let
Available For
Immediate
Occupation

Ground Floor Retail Premises

- Located on the junction of Felixstowe Road & Newton Road
- Nearby occupiers include Domino's, British Red Cross plus several local occupiers
- Net internal floor area 629 sq ft (58 sq m)
- Rent £8,950 per annum exclusive



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Details

Location

Ipswich is the county town of Suffolk with a resident population of approximately 130,000 and a retail catchment of almost 350,000. 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 north side of Felixstowe Road in a neighbourhood parade with neighbouring occupiers including Domino's, British Red Cross plus several local occupiers. Felixstowe Road is one of the principal arterial roads into Ipswich from the A14, approximately 1.5 miles east of Ipswich town centre.

Description

The premises comprises a self-contained ground floor retail unit with basement, within a two storey building of brick construction beneath a pitch tiled roof. The accommodation comprises a sales area immediately as you enter with a store, tea-point and WC to the rear. The basement provides additional storage accommodation.

The sales area is fitted with surface mounted fluorescent lighting, perimeter power points and carpet floor coverings.

The suite benefits from a return glazed frontage onto Felixstowe Road & Newton Road.

Accommodation

The property provides the following approximate net internal floor areas:

Ground Floor		
Retail Area	381 sq ft	(35.40 sq m)
Store	47 sq ft	(4.34 sq m)
WC	--	--
Basement	201 sq ft	(18.71 sq m)
Total Net Internal Floor Area	629 sq ft	(58.45 sq m)

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 accessed as follows:

Rateable Value: £7,000

Rates Payable (2023/24): £3,493 per annum

The above rates are based on a UBR for the current year of 0.499 pence in the pound. Small business rate relief may be available and all interested parties should make their own enquiries with Ipswich Borough Council to verify their rates liability.

Local Authority

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

Telephone: 01473 432000

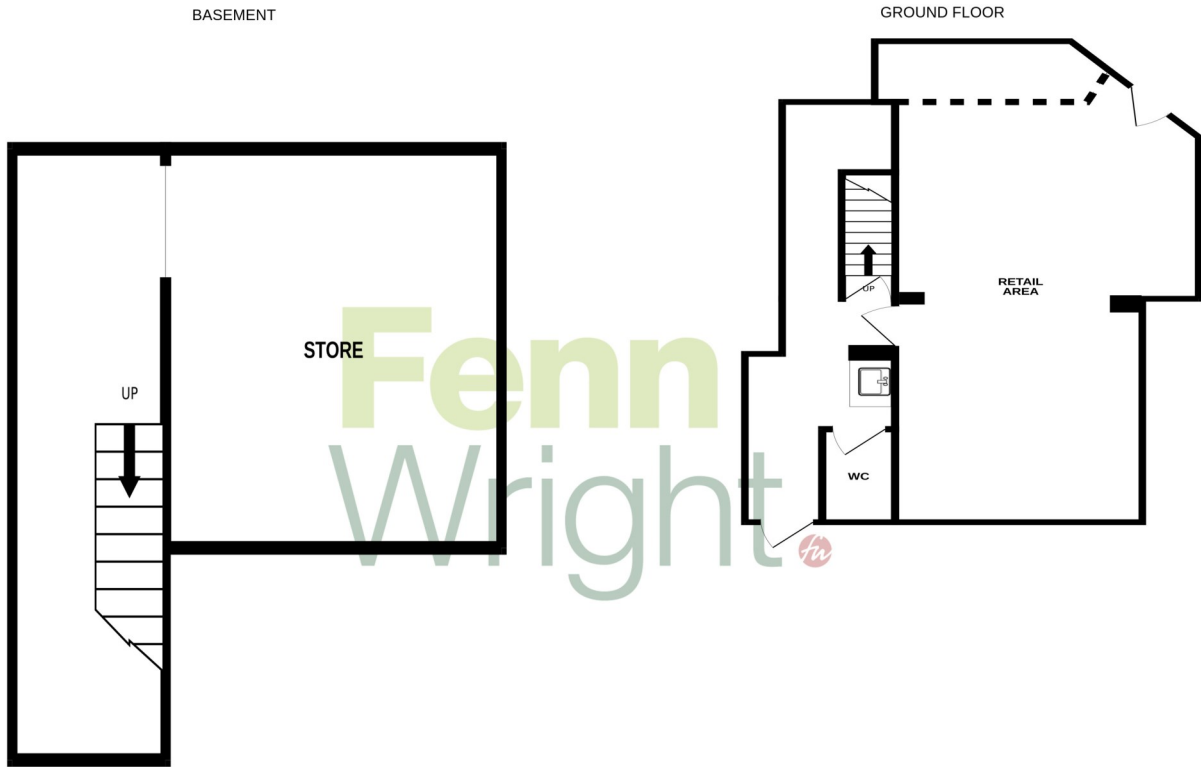
Terms

The premises are available on a business lease upon terms to be agreed at an initial rent of £8,950 per annum exclusive.

VAT is payable on the rent.

Legal Costs

Each party to be responsible for their own legal costs.



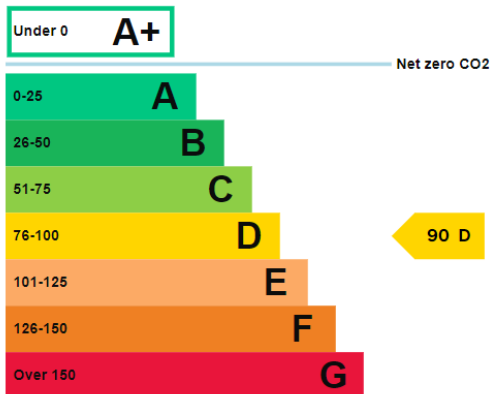
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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INDICATIVE FLOOR PLAN—NOT TO SCALE

Particulars

Prepared in May 2023.

Energy Performance Certificate



Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

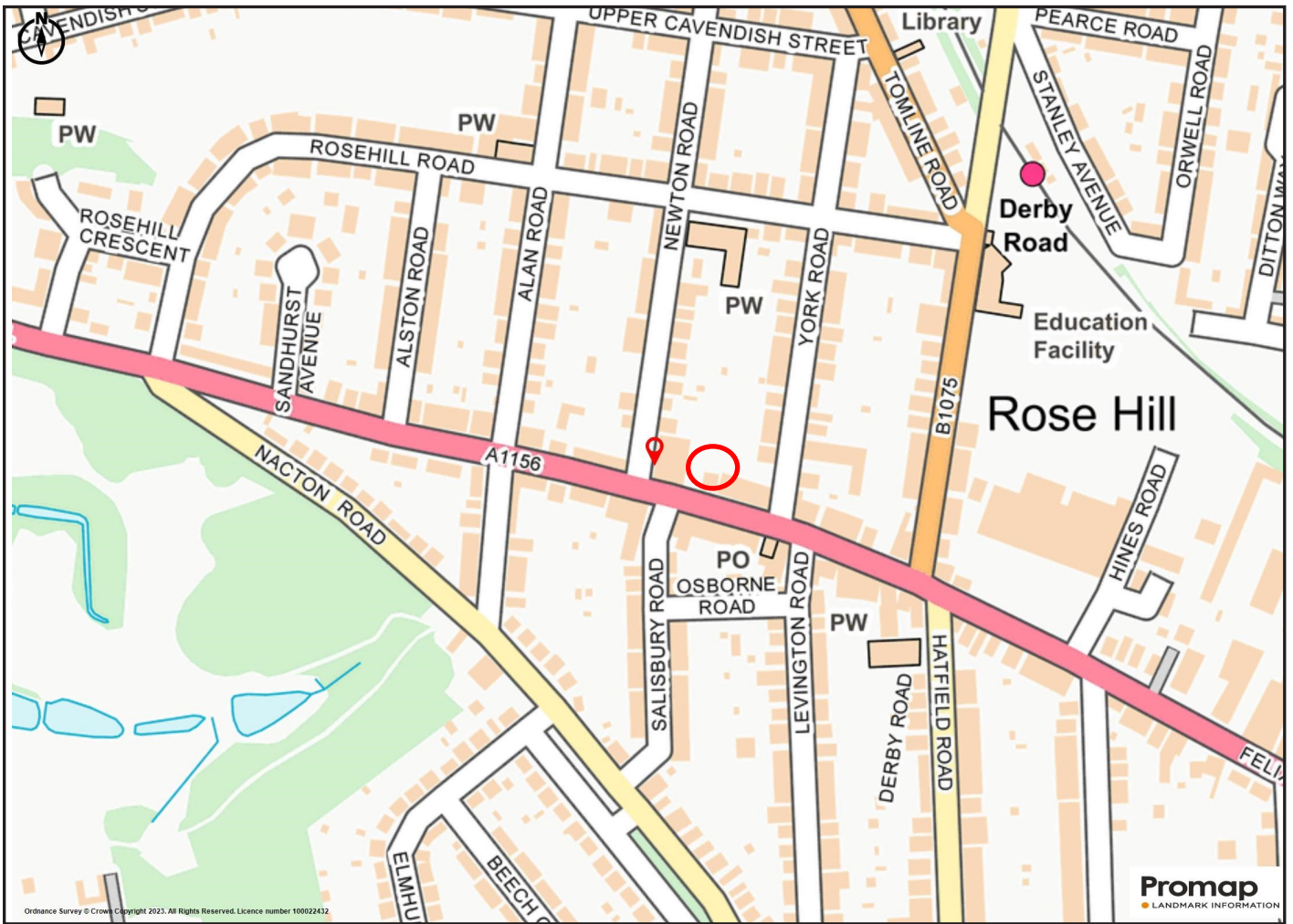
1 Buttermarket, Ipswich, IP1 1BA

01473 232701

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Contact Hamish Stone

hws@fennwright.co.uk



For further information call

01473 232 701

or visit fennwright.co.uk

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